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## Planning Commission Staff Report

**TO:** PLANNING COMMISSION / DESIGN REVIEW BOARD

**FROM:** ASHLEE MACDONALD, AICP, SENIOR PLANNER *Am*  
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

**THROUGH:** AMY TEMES, INTERIM PRINCIPAL PLANNER *At*  
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

**MEETING DATE:** SEPTEMBER 5, 2018

**SUBJECT:** DR17-1197, HAMPTON COURT

**STRATEGIC INITIATIVE:** Community Livability

To allow the development of multi-family dwelling units

### RECOMMENDED MOTION

Approve the Findings of Fact and approve DR17-1197, Hampton Court: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 6.95 acres, generally located north of the northeast corner of Val Vista Drive and Ray Road and zoned Multi-Family / Low (MF/L) with a Planned Area Development (PAD) overlay.

### OWNER

**Company:** Valray Development Court LLC; 13810 Val Vista LLC; c/o Hampton Court LLC  
**Name:** Bob Speirs  
**Address:** 890 W. Elliot Road #104  
Tempe, Arizona 85233  
**Phone:** 602.689.9122  
**Email:** bobs@newvillagehomes.com

**APPLICANT**

Company: Bowman Consulting Group  
Name: Troy Peterson  
Address: 2595 W. Washington St. Ste. 108  
Tempe, Arizona 85281  
Phone: 480.629.8830  
Email: tpeterson@bowmancg.com

**BACKGROUND/DISCUSSION****History**

<b>Date</b>	<b>Description</b>
<i>July 11, 2018</i>	Planning Commission reviewed DR17-1197 as a study session item
<i>August 2, 2018</i>	Town Council approved Ordinance No. 2674 (A17-1004) annexing the subject property into the Town of Gilbert
<i>August 2, 2018</i>	Town Council approved Resolution No. 3988 (GP17-1018) amending the General Plan from R>0-1 DU/Acre to R>8-14 DU/Acre and Ordinance No. 2676 (Z17-1029) rezoning the subject site from Maricopa County Rural – 43 to Town of Gilbert Multi Family – Low (MF/L) with a Planned Area Development (PAD) overlay.

The applicant plans to develop a 56 unit multi-family development on a 6.95 acre parcel. The subject site is located north of the northeast corner of Ray Road and Val Vista Drive. This application was the subject of concurrent annexation, minor General Plan amendment and Rezone requests, which recently received Town Council approval. As part of the Design Review, the applicant is seeking approval of site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials.

**Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Residential > 0-1 DU/Acre	SF-35	Desert Hills High School (Private)
South	Residential > 0-1 DU/Acre	Maricopa County Rural-43	USA Property
East	Utility Corridor (UTC)	N/A	Canal and Eastern Canal Trail
West	Neighborhood Commercial (NC)	Neighborhood Commercial (NC)	Val Vista Drive then Western Skies Shopping Center
Site (3 parcels)	Residential > 0-1 DU/Acre	Multi Family – Low (MF/L) with a Planned Area Development (PAD) overlay	Construction yard and “Born to Run” dog daycare.

**Project Data Table**

<b>Site Development Regulations</b>	<b>Required per LDC and Ord. No. 2676 (Z17-1029)</b>	<b>Provided</b>
Maximum Height (ft.)/Stories	24 / 1-story	24 / 1-story
Minimum Perimeter Building Setbacks (ft.)		
Front	50	50
Side	8	8
Rear	10	10
Minimum Perimeter Landscape Setbacks (ft.)		
Front	50	50
Side	6	6
Rear	10	10
Private Open Space Requirements		
Private open space (sq.ft/unit)	1,100 – 3 bedroom unit 240 – 1 bedroom unit	1,100 – 3 bedroom unit 240 – 1 bedroom unit
Minimum private open space dimension (ft)	5	5
Minimum Common Open Space	25%	25%
Common Open Space Amenities		
Community Pool (sf)	None	None
Children's Play area (sf)	1,100	1,135

**DISCUSSION**

Hampton Court is a proposed multi-family community that is intended to feel like single family living. Three or four of these single-story units will be connected to form a multiple unit building with the units attached by the garage of one unit to the bedroom of the adjacent unit. Each unit has its own front porch and private backyard space. All units are proposed as single story.

Full street improvements have previously been completed for the project frontage to Val Vista Drive. The site has a single, right-in, right-out access on Val Vista Drive. Due to the unique shape of the property, internal access is provided off of one primary private cul-de-sac that extends the length of the parcel. Staff notes that attached multifamily buildings do require fire sprinklers.

**Site**

The residential units gain access via a 33' wide private street with 24' wide driveways to access each units' individual driveway and garage. The attached garage includes parking area for one vehicle while the individual unit includes a 40' long driveway to provide tandem parking for two additional vehicles. The yield is 3 parking spaces per unit. The main road will have sufficient width to allow for guest parking on both sides of the road. The 21 guest spaces with the additional 2 ADA accessible spaces will lead to a parking ratio of 3.1 spaces/unit, well in excess of required parking ratio of 2.25 spaces/unit.

Staff does note that the applicant has proposed individual refuse and recycling bins for each unit that will be placed on the private street; the applicant has indicated on-street parking will not be permitted on collection days. The site still meets minimum parking requirements without the on-street parking. At the Planning Commission Study Session it was noted that the westernmost units lacked space to place their refuse bins on collection days. The applicant has revised their parking/refuse plan to accommodate these additional bins. A total of four on-street parking spaces have been eliminated near the primary entry to accommodate the additional bins

The project is proposed to be developed in a single phase.

### **Landscape**

The site is well landscaped with a 50' wide front perimeter landscape area. Blue Palo Verde trees are the theme tree for Val Vista Road in this area and are located along the Val Vista Drive street frontage, together with ground covers and accents including lantana and blue agave among others. The private drive that runs the length of the site will be lined with True Green Elms along with shrubs and ground cover. Each unit will also have landscaping including a White Oleander tree in the front. In terms of hardscape, pavers are proposed for the driveways. The 6.95 acre site has a total of 26% landscape coverage.

### **Grading and Drainage**

Drainage for the site flows to the west and retention areas have been designed to provide for the site while adding active and passive recreation areas. The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division.

### **Elevations, Floor Plan, Colors and Materials**

A total of three plans with three or four elevations each have been provided for consideration. The applicant is still in the design phase of the studio units; therefore, the studio units will be submitted for review and approval at a later date. The applicant has envisioned a cottage themed development with a varied color palette, front porches and architecturally compatible detailing such as wood railing, wood posts and shutters. Each grouping of buildings has been thoughtfully designed to ensure diversity throughout the community. Because of the garage face is setback from the face of the units each unit feels like a single family residence rather than attached units. Similarly the architectural detailing and overall design lends itself to the single family feel.

### **Lighting**

Three lighting types are proposed for common areas and street lighting. These include bollard lighting at the children's play area, street light poles, and wall mounted carriage lighting at the primary entry to the community. In addition a total of 12 distinct fixtures are proposed for the various units. All site lighting will be required to comply with Town codes.

### **Signage**

The applicant has include the entry signage with the application. The sign includes wood posts with steel accents in keeping with character of the development.



## **PUBLIC NOTIFICATION AND INPUT**

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

## **STAFF RECOMMENDATION**

Approve the Findings of Fact and approve DR17-1197, Hampton Court: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 6.95 acres, generally located north of the northeast corner of Val Vista Drive and Ray Road and zoned Multi-Family / Low (MF/L) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the September 5, 2018 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
3. Light poles shall not exceed a maximum height of 14 feet above grade, measured to the bottom of the light source.
4. Applicant/developer shall install 2-4" interconnect conduits the length of the project with pullboxes spaced every 1000-feet on a conduit run pursuant to Article 6 of Gilbert Public Works and Engineering Standards.
5. An 8' separation fence shall be constructed around the perimeter of the site unless a Modification of Separation Fence Requirement request is approved pursuant to Article 4.109G of the Land Development Code. Where a perimeter wall is existing the developer shall coordinate with adjacent property owners to repair or replace as needed

Respectfully submitted,



Ashlee MacDonald, AICP  
Senior Planner

## **Attachments and Enclosures:**

- 1) Finding of Fact
- 2) Notice of Public Hearing
- 3) Aerial Photo

- 4) Site Plan
- 5) Landscape Plan
- 6) Grading and Drainage
- 7) Parking and Refuse
- 8) Colors and Materials
- 9) Elevations
- 10) Floor Plans
- 11) Photometric Plan with Details

**FINDINGS OF FACT  
DR17-1197, Hampton Court**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

## **Notice of Public Hearing**

**PLANNING COMMISSION DATE:**

**Wednesday, September 5, 2018\* TIME: 6:00 PM**

**LOCATION: Gilbert Municipal Center  
Council Chambers  
50 E. Civic Center Drive  
Gilbert, Arizona 85296**

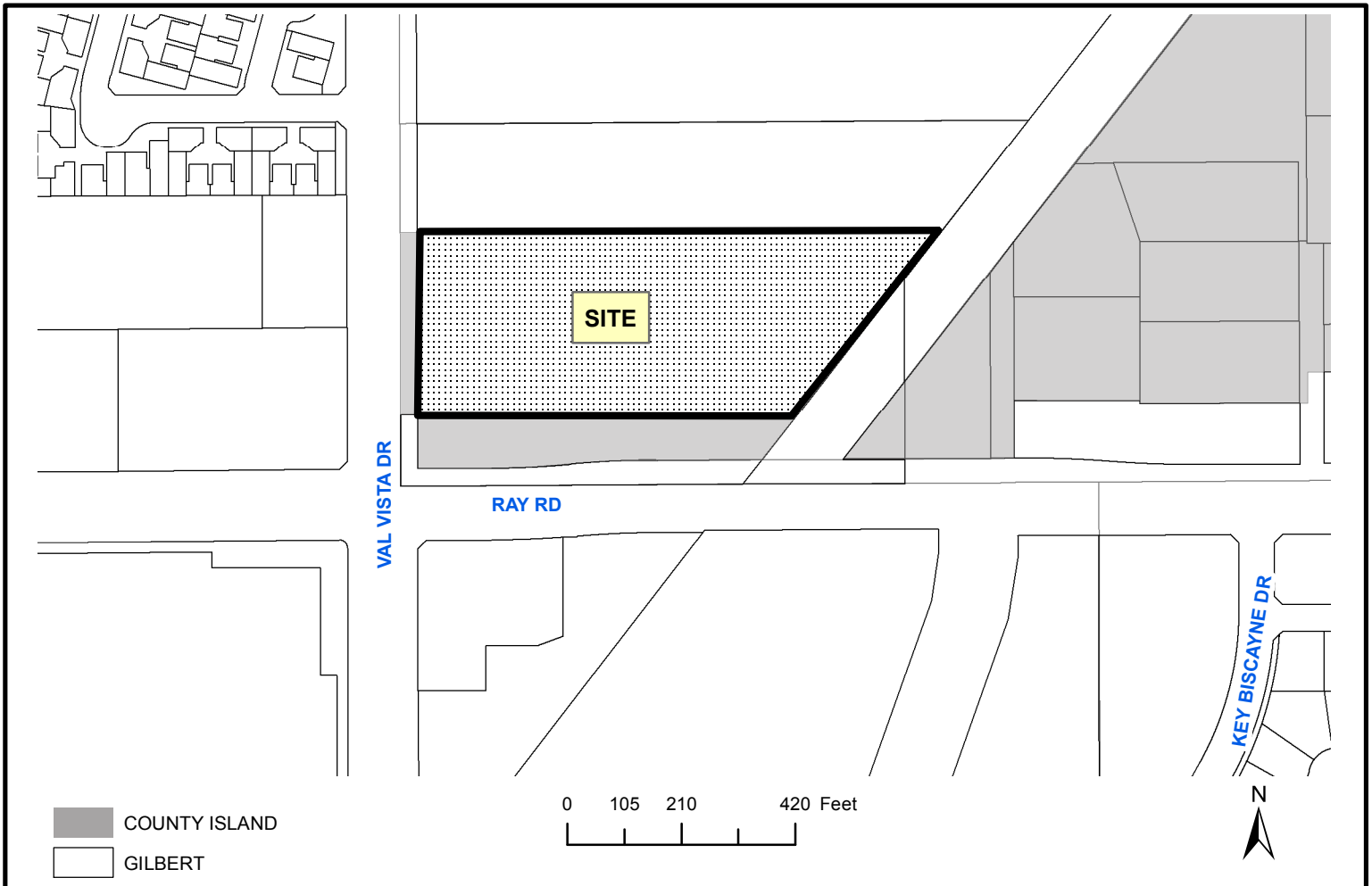
**\* Call Planning Department to verify date and time:  
(480) 503-6748**

\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission>

### **REQUESTED ACTION:**

DR17-1197, Hampton Court: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 6.95 acres, generally located north of the northeast corner of Val Vista Drive and Ray Road, and zoned Multi Family - Low (MF-L) with a Planned Area Development (PAD) overlay.

### **SITE LOCATION:**



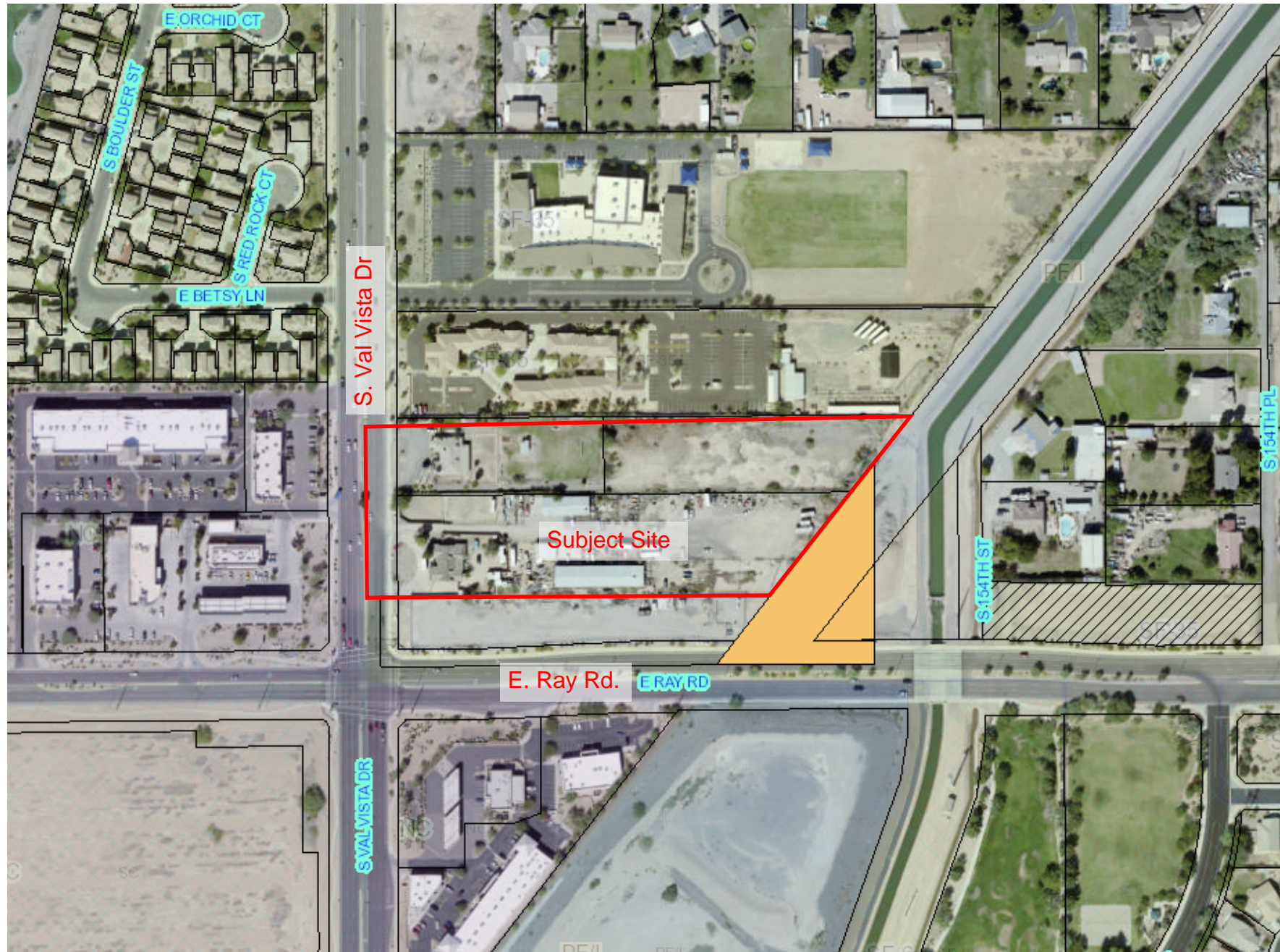
**APPLICANT: Bowman Consulting Group  
CONTACT: Troy Peterson  
ADDRESS: 1295 W Washington St, Ste. 108  
Tempe, AZ 85281**

**TELEPHONE: (480) 629-8830, ext. 8355  
E-MAIL: [tpeterson@bowmancong.com](mailto:tpeterson@bowmancong.com)**

# Aerial Map

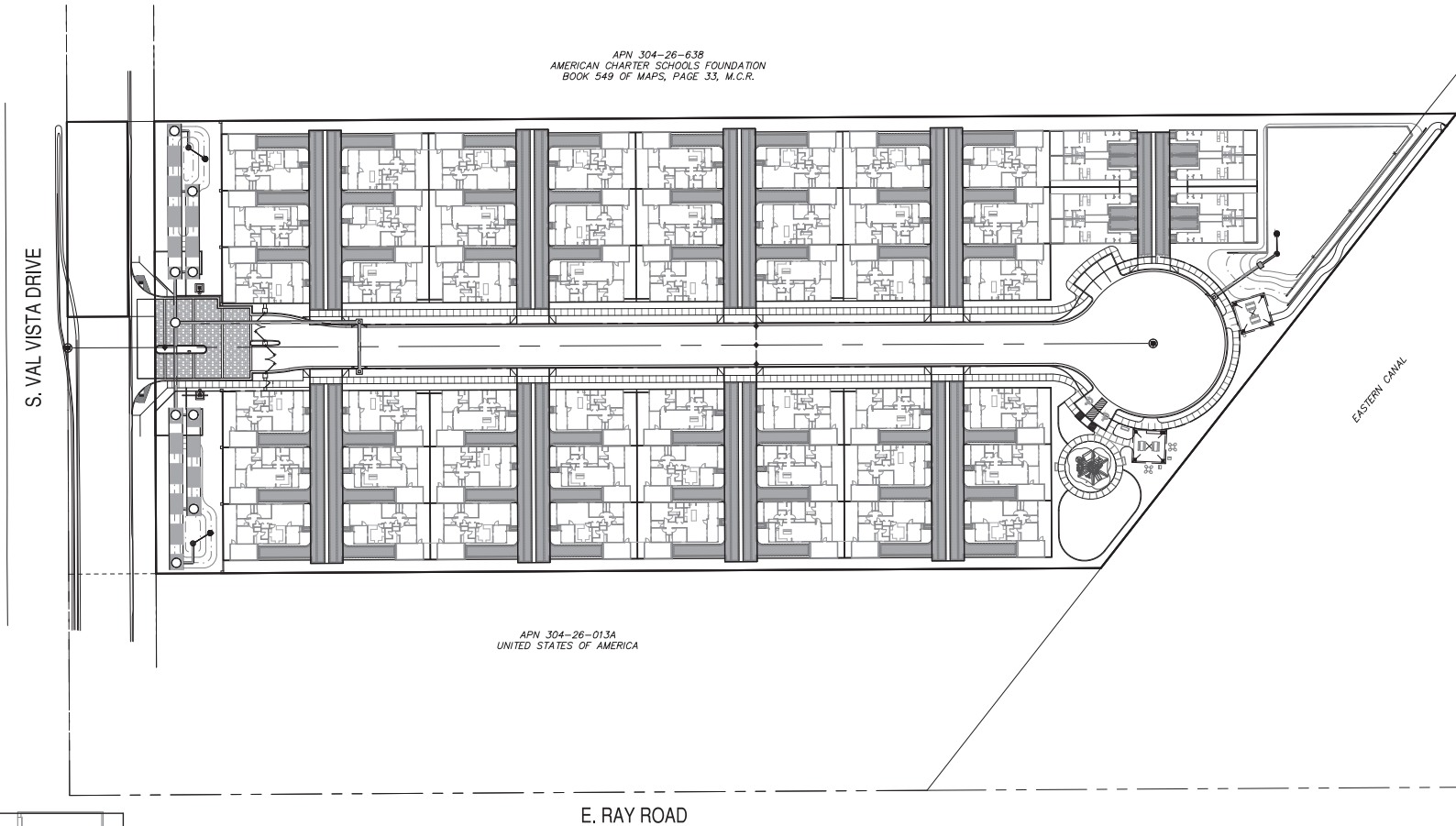
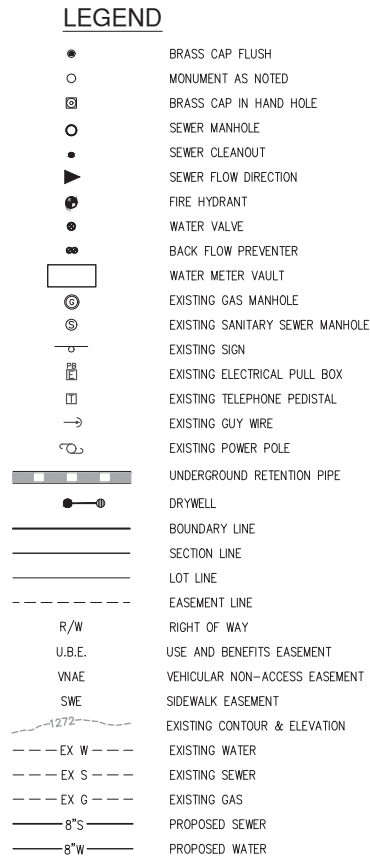
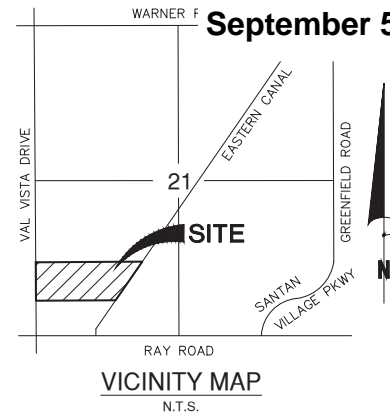
DR17-1197 Hampton Court  
Attachment 3: Aerial Photo  
September 5, 2018

## Hampton Court - North of the NEC Ray and Val Vista





A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT  
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



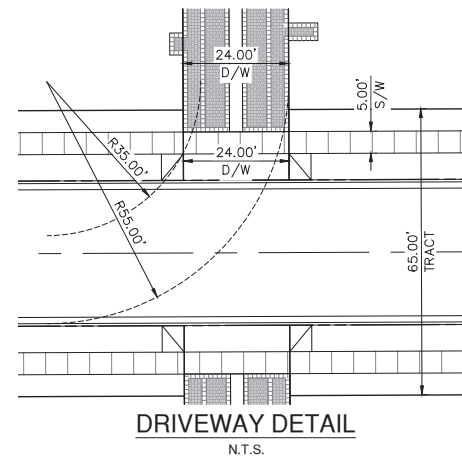
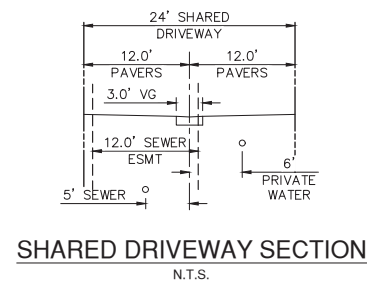
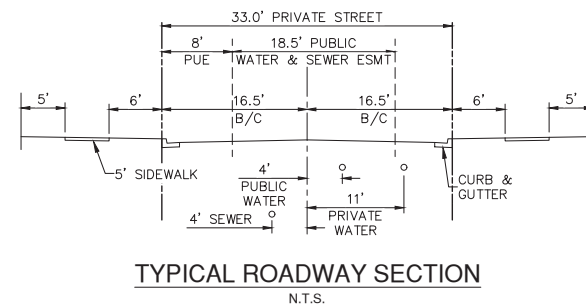
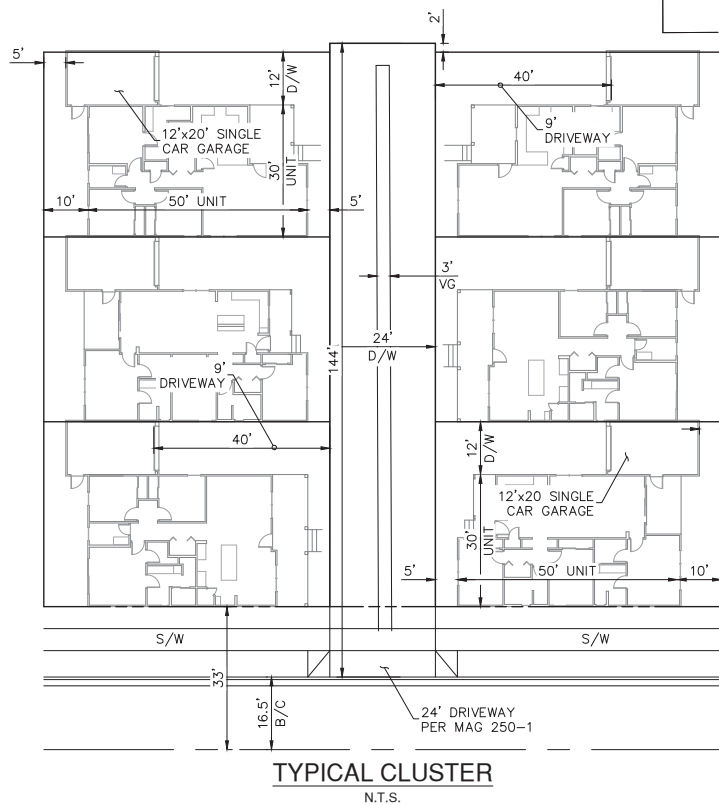
**BOWMAN CONSULTING**  
1295 WEST WASHINGTON STREET  
SUITE 108  
TEMPE, ARIZONA 85281  
PH: 480.629.8830  
CONTACT: TROY PETERSON

NEW VILLAGE HOMES  
890 WEST ELLIOT ROAD  
SUITE 104  
GILBERT, ARIZONA 85233  
PH:  
CONTACT: REED PORTER

NORTH 00°03'03" WEST ALONG THE WEST LINE OF THE NORTHWEST  
QUARTER OF SECTION 13, T2S, R5E, G&SRB&M, ACCORDING TO THE  
FINAL PLAT OF MARKWOOD NORTH, BOOK 623 OF MAPS, PAGE 7, M.C.R.

GROSS AREA:	6.95 ac
VAL VISTA R/W:	0.50 ac
NET AREA:	6.45 ac
OPEN SPACE:	1.66 ac
% OPEN SPACE (NET):	25.7%
DENSITY (GROSS):	8.06 du/ac
ZONING (EXISTING):	SF-43
ZONING (PROPOSED):	PAD M/L
GP CLASSIFICATION (EXISTING):	RESIDENTIAL 0-1 du/ac (SF-43)
GP CLASSIFICATION (PROPOSED):	RESIDENTIAL 8-14 du/ac (PAD M/L)
TOTAL UNITS:	56

Sheet Number	Sheet Title
PP01	SITE PLAN COVER SHEET
PP02	SITE PLAN







# -HAMPTON COURT-

- GILBERT, ARIZONA -
- LANDSCAPE CONSTRUCTION DOCUMENTS -

## GENERAL NOTES:

- THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
- INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
- ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
- EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY THE ARCHITECT. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
- FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:  
A) BLUE STAKE (ARIZONA) 1-800-782-5348  
B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
- SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
- THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
- BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
- THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
- THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED. AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

## PLANTING GENERAL NOTES:

- THE CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMES UNSUITABLE. SEE SPECIFICATIONS.
- THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 5 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION, AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 5 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
- ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE MODIFIED TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
- WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT, SEE HARDPAN DETAIL.
- REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
- TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS / FIRE HYDRANTS, 5'-0" FROM MOUND EDGE OF UNDERGROUND PIPELINES. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
- ALL SPECIMEN TREES, SHRUBS AND CACTI SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
- ON-SITE AND OFF-SITE PROTECTION SHALL BE SUBJECT TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
- ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
- CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
- CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
- PLANT MATERIAL MARKED "SALVAGE" SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT STONE GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
- NATIVE REVEGETATION AREAS AND PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
- ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

## INERT GENERAL NOTES:

### ANGULAR GRANITE RIP-RAP

- INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS (TYPICAL). REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF GRANITE RIP-RAP.
- THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

### DECOMPOSED GRANITE

- DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS, EXCEPT AREAS OF TURF AND GRANITE RIP-RAP, AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND.
- ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE, THROUGHOUT (TYPICAL).
- CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

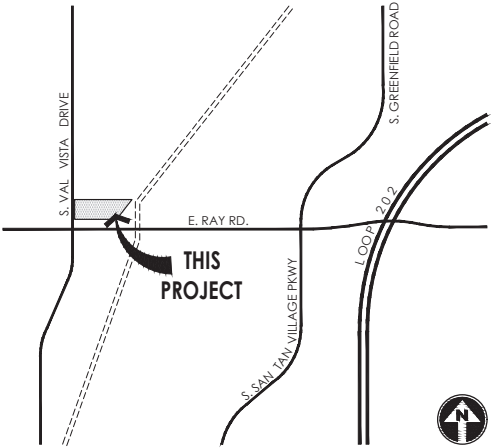
## IRRIGATION GENERAL NOTES:

- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFTER FIELD VERIFICATION, DEPICTING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
- THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. INSTALL NEW METERS PER THE ATTACHED IRRIGATION SCHEDULE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
- CONTROLLER TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINTS OF CONNECTION. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
- INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
- ALL VALVE FLOWS SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
- VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE.
- WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).
- REFER TO THE IRRIGATION NOTES FOR THE CALCULATED PRESSURE AT THE WATER METER. REFER TO NOTE #4 IF PRESSURE DIFFERS FROM THAT NOTED.
- THE LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY EXISTING CONDITIONS.
- PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKE TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE EFFECTED BY HIS WORK, AND HE SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF HIS IRRIGATION INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
- INSTALL ALL MAINLINES WITH A MINIMUM OF 24" OF COVER.
- INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
- ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
- ALL THREADED JOINTS TO BE COATED WITH TEFLON TAP. UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER, USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
- SHUTTING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
- INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
- INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
- ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
- A CERTIFIED ELECTRICIAN SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO AUTOMATIC CONTROLLER.
- ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE AND THE N.E.C.
- INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
- INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
- INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
- ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
- THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN SCHEMATICALLY AND SHALL BE INSTALLED WITHIN THE LANDSCAPE AREA, OUTSIDE R.O.W. AND P.U.E., ADJACENT TO SIDEWALK OR CURB AND OFFSET 18" WHEREVER POSSIBLE.
- SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:  
A) TWO WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF SPRINKLER HEAD AND VALVE SUPPLIED.  
B) TWO KEYS FOR EACH OF THE CONTROLLERS.  
C) TWO COUPLERS WITH MATCHING HOSE BIBS AND SHUT-OFF VALVE.  
D) TWO VALVE BOX KEYS
- ALL MAINLINE FITTINGS FOR PIPE 3" AND LARGER SHALL BE CAST OR DUCTILE IRON FOR PVC; SCHEDULE 80 PVC FOR 2 1/2" AND SMALLER.
- ALL MAINLINE PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
- SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE.
- ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
- CONTROLLER WIRES THAT ARE DIRECT BURIED SHALL BE #14 OR BETTER, BUNDLED OR WRAPPED A MINIMUM OF EVERY TWELVE (12) FEET. DURING INSTALLATION WIRES SHALL HAVE A 24" LOOP TIED IN. ALL DIRECTION CHANGES GREATER THAN 30 DEGREES AND BE UNITED PRIOR TO TRENCH FILL IN.
- DRIP SYSTEM FLUSH CAPS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL DRIP LATERAL RUNS, AS DESCRIBED ON THE DRAWINGS.
- ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2) INCHES OF PEA GRAVEL.
- PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE MARICOPA COUNTY INSPECTOR OR MAIL IT TO THE MARICOPA COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION STATION.
- AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
- BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
- ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6) INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
- ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.

## GRADING GENERAL NOTES:

- CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
- FINISH GRADINGS SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
- GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:  
A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.  
B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:  
[i] PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CAULKE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CAULKE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CAULKE.
- FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5' BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
- REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDLATING GROUND PLANE.

## VICINITY MAP:



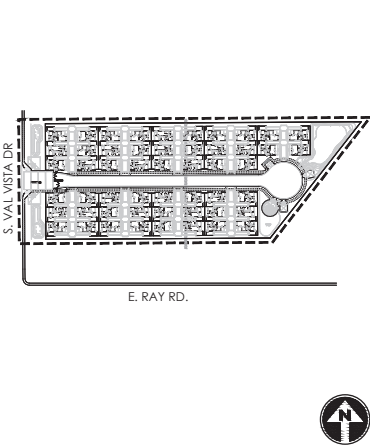
## HARDSCAPE GENERAL NOTES:

- FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- REFER TO CIVIL PLANS PREPARED BY CIVIL ENGINEERS FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
- ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY THE ARCHITECT. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
- THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'x4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E.: A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC.. FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
- UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE, 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
- RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

## SHEET INDEX:

COVER SHEET	L0.0
WALL PLAN	L1.0
LAYOUT PLAN	L2.1-L2.2
PLANTING PLAN	L3.1-L3.2
IRRIGATION PLAN	L4.1-L4.2
HARDSCAPE DETAILS	L6.1-L6.4
PLANTING DETAILS	L7.1
IRRIGATION DETAILS	L7.2-L7.3
SPECIFICATIONS	L8.1-L8.2

## SITE MAP:



## TOWN OF GILBERT IRRIG. NOTES:

- CONTRACTOR SHALL NOT VARY SUBSTANTIALLY FROM PLAN WITHOUT PRIOR ENGINEER OR LANDSCAPE ARCHITECT APPROVAL. THE CONTRACTOR SHALL MAKE NECESSARY IN-FIELD ADJUSTMENTS TO AVOID OBSTRUCTIONS OR COMPENSATE FOR DIFFERENCES BETWEEN THE SITE AND PLAN. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR REVISION OF MAJOR DEPARTURES FROM THE PLAN WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE.

### CONTRACTOR SHALL PERFORM THE FOLLOWING:

- A) VISIT SITE AND VERIFY EXISTING GRADES, CONSTRUCTION AND CONDITIONS.
- B) VERIFY UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE ANY NOTIFICATIONS REQUIRED.
- C) NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES BETWEEN PLAN AND FIELD.
- D) RESTORE DAMAGED EXISTING WORK TO THE SATISFACTION OF THE TOWN ENGINEER
- E) SATISFY THEMSELVES THAT THE PLAN CAN BE CONSTRUCTED, FUNCTIONAL AND SAFE FOR PUBLIC USE.
- CONTRACTOR SHALL DETERMINE HIS OWN BIDDING QUANTITIES. ALL QUANTITIES SHOWN IN THESE PLANS ARE TO GIVE THE CONTRACTOR A COMPARISON COUNT ONLY.
- ALL MATERIALS AND WORKMANSHIP SHALL BE TRUE TO TYPE, FORM, FINISH, AND OF THE HIGHEST STANDARDS OF THE TRADE. DAMAGED OR INFERIOR MATERIALS SHALL BE REMOVED FROM THE SITE WITHOUT DELAY.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER CONTRACTORS.
- ALL LANDSCAPING SHALL BE ADEQUATELY WATERED WHILE UNDER CONSTRUCTION.
- INSTALL ALL EQUIPMENT AS PER MANUFACTURER'S SPECIFICATIONS AND AS PER TOWN OF GILBERT CODE.
- ALL EQUIPMENT SHALL BE MAINTAINED WHILE UNDER CONSTRUCTION. MAINTENANCE INCLUDES: WATER SCHEDULING, REPLACEMENT OF DEFECTIVE OR DAMAGED EQUIPMENT, ADJUSTMENT AND READJUSTMENT OF HEADS AND OTHER EQUIPMENT.

### CONTRACTOR SHALL INSURE THE FOLLOWING:

- A) TWO 2" SCH 40 PVC SLEEVES OR LARGER ARE PLACED UNDER WALKS, DRIVES, ETC.
- OFFSET SLEEVES TO AVOID OBSTRUCTIONS AND ALLOW REPLACEMENT OF PIPE. THE CONTRACTOR SHALL NOT SLEEVE GASKET FIT PIPE WITHOUT PRIOR APPROVAL. EXTEND PAST OBSTRUCTION 12" MIN.
- LINKS AND VALVES ARE TO BE PLACED WITHIN PLANTING BEDS AND PROJECT LIMITS.
- SPECIFIC PIPE SIZES HAVE BEEN SHOWN ON THE PLANS AND SHALL BE ADHERED TO.
- AREAS HAVE BEEN SHOWN IN SCHEMATIC DIAGRAMS AND REQUIRE THE CONTRACTOR TO PROPERLY SIZE PIPE. MINIMUM SIZES ARE REPRESENTED ON THE PLAN.
- 100% COVERAGE OF IRRIGATION SYSTEM (55% DIAMETER OR CLOSER SPACING FOR TURF) TO ALL PLANTS REGARDLESS OF SIZE OR TYPE AND SHALL CONFORM ALL NON-IRRIGATED AREAS PRIOR TO SUBMITTING A BID.
- PROVIDE IRRIGATION MAINTENANCE AFTER ACCEPTANCE FOR THE PERIOD INDICATED IN THE LANDSCAPE SPECIFICATIONS OR NINETY (90) DAYS, WHICHEVER IS GREATER.

## TOWN OF GILBERT NOTES:

### PAVING NOTES:

SUBGRADE MUST MEET ALL TOWN OF GILBERT TESTING REQUIREMENTS AND HAVE APPROVAL OF THE ENGINEERING DEPARTMENT 24 HOURS PRIOR TO PLACING BASE COURSE MATERIAL. STOCKPILING OF BASE MATERIAL ON THE SUBGRADE WILL NOT BE PERMITTED. THE FINISHED BASE COURSE MUST MEET ALL TOWN OF GILBERT TESTING REQUIREMENTS AND HAVE APPROVAL OF THE ENGINEERING DEPARTMENT 24 HOURS PRIOR TO THE PLACEMENT OF ASPHALT.

### CONCRETE NOTES:

ALL SUBGRADE MUST MEET ALL TOWN OF GILBERT TESTING REQUIREMENTS AND HAVE APPROVAL OF THE ENGINEERING DEPARTMENT 24 HOURS PRIOR TO ANY CONCRETE PLACEMENT FOR SIDEWALK, CURB AND/OR GUTTER, VALLEY GUTTER, APRONS, SCUPPERS, THRUST BLOCKS, MANHOLE BASES, DRIVEWAY, DRIVEWAY ENTRANCES, RIBBON CURBS AND INLETS.

### WATER AND SEWER MAIN CONSTRUCTION NOTE:

BEDDING MATERIAL AND THE PLACEMENT OF THE BEDDING MATERIAL MUST MEET ALL TOWN OF GILBERT TESTING REQUIREMENTS AND HAVE APPROVAL OF THE ENGINEERING DEPARTMENT 24 HOURS PRIOR TO ANY PIPE INSTALLATION. HAUNCHING AND INITIAL BACKFILL MUST BE APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO FINAL BACKFILL.

### LANDSCAPE IRRIGATION NOTE:

ALL LANDSCAPE AND IRRIGATION INSTALLATIONS ARE TO BE IN ACCORDANCE WITH ALL TOWN OF GILBERT STANDARD DETAILS, AND STREETScape GUIDELINES, AND APPROVED PLANS. THE ENTIRE SYSTEM INCLUDING ALL FITTINGS AND CONNECTIONS MUST BE INSPECTED AND/OR TESTED BEFORE BACKFILLING BY THE TOWN OF GILBERT OFF-SITE INSPECTOR. THE TOWN OF GILBERT WATER DEPARTMENT REQUIRES AN INSPECTION OF ALL BACKFLOW PREVENTION DEVICES. PLANTING MATERIALS ARE TO BE INSPECTED BY THE PLANNING DEPARTMENT. THE OFF-SITE INSPECTOR WILL COORDINATE AND/OR SCHEDULE ALL INSPECTIONS. ALL WORKMANSHIP AND MATERIALS MUST BE UNDER WARRANTY FOR A PERIOD OF ONE YEAR, BY THE CONTRACTOR AND/OR DEVELOPER. ALL PLANT MATERIAL MUST BE WARRANTED AS SPECIFIED ON THE APPROVED PLANS.

### MAINTENANCE NOTE:

ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, AND WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

### EFFLUENT NOTE:

ALL IRRIGATION MUST COMPLY WITH TOWN OF GILBERT RECLAIMED WATER MANUAL, MAG SECTION 616.

### GENERAL NOTES:

- EXCAVATION AND CONSTRUCTION WORK WILL NOT BE PERMITTED IN PUBLIC RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS ON SATURDAY, SUNDAY OR LEGAL HOLIDAYS.
- ALL IMPROVEMENTS WITHIN THE RETENTION BASIN AND/OR ROADWAY PARKWAYS SHALL BE IN ACCORDANCE WITH THE LATEST TOWN OF GILBERT PROCEDURES FOR DEVELOPERS AND ENGINEERS.
- NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES BETWEEN PLAN AND FIELD. RESTORE DAMAGED EXISTING WORK TO THE SATISFACTION OF THE TOWN ENGINEER & LANDSCAPE ARCHITECT WITHOUT COST TO THE OWNER OR TOWN OF GILBERT.
- ALL SPRINKLER AND LANDSCAPE WORK MUST BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE TOWN OF GILBERT PROCEDURE MANUAL. SEPARATE PERMIT REQUIRED FOR LANDSCAPE/IRRIGATION INSTALLATIONS.
- NO WALLS, BUILDINGS, OR OTHER VIEW OBSTRUCTIONS IN EXCESS OF TWO (2) FEET IN HEIGHT SHALL BE PLACED ON ANY CORNER LOT WITHIN A TRIANGULAR AREA FORMED BY THE CURB LINES AND A LINE CONNECTING THEM AT POINTS 33 FEET FROM THE INTERSECTION OF THE CURB LINES. TREES MAY BE LOCATED WITHIN THE TRIANGLE PROVIDED THEY ARE PRUNED HIGH ENOUGH TO PERMIT UNOBSTRUCTED VISION.
- CALL THE BLUE STAKE CENTER (263-1100) 48 HOURS BEFORE DIGGING FOR LOCATION OF UNDERGROUND UTILITIES.
- TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401. THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE CURRENT CITY OF PHOENIX TRAFFIC CONTROL MANUAL.
- ALL TRAFFIC CONTROL, INCLUDING STRIPING AND REQUIRED SIGNAGE, SHALL BE INSTALLED WITHIN ONE (1) WEEK OF THE INSTALLATION OF THE FIRST "LIFT" OF PAVING.
- ALL SIGHT LINES SHALL BE DESIGNED AND BE MAINTAINABLE PER TOWN OF GILBERT STANDARD DETAILS 92 AND 93.
- A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE TOWN TRAFFIC ENGINEER 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE TRAVELED RIGHT-OF-WAY.
- THE CONTRACTOR SHALL ADHERE TO ALL THE TOWN OF GILBERT ORDINANCES FOR TRAFFIC CONTROL.

## NOTE:

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH LANDSCAPE ARCHITECT FOR FIELD LOCATION OF ALL PLANT MATERIAL AND LAYOUT OF ALL GRADING. IF LANDSCAPE CONTRACTOR FAILS TO DO THIS, FIELD MODIFICATIONS MAY BE REQUIRED AND THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASSOCIATED COSTS.

## TOWN OF GILBERT NOTES:

- A SEPARATE REVIEW AND PERMIT IS REQUIRED FOR STRUCTURES, ELECTRICAL, FENCES/WALLS, POOLS AND SIGNS. CONTACT THE GILBERT BUILDING DEPARTMENT. PERIMETER WALL CONSTRUCTION WILL REQUIRE A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT.
- A TOWN OF GILBERT PERMIT IS REQUIRED FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION SYSTEM. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A CD WITH PDF FORMAT "AS-BUILT" OF THE LANDSCAPE AND IRRIGATION PLANS ARE ALSO REQUIRED.
- BEFORE THE TOWN OF GILBERT WILL ACCEPT AN INSTALLED BACKFLOW PREVENTION DEVICE THE FOLLOWING MUST BE ACCOMPLISHED: THE DEVICE MUST BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE AN UP-TO-DATE LIST OF CERTIFIED TESTERS FROM WHICH TO SELECT. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.
- DESIGN OF WALLS, ENTRY MONUMENT SIGN, AND RAMADAS AS PRESENTED HEREIN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND WILL REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BUILDING DEPARTMENT. IN NO CASE SHALL THE DEPICTED WALLS, ENTRY MONUMENT SIGNS, AND RAMADAS BE CONSIDERED FINAL. APPROVAL BY THE PLANNING DEPARTMENT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR SAID WALLS, ENTRY MONUMENTS, AND RAMADAS.
- NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF FIRE HYDRANTS AND FIRE DEPARTMENT EQUIPMENT.
- NO OBJECTS WITHIN THE TOWN OF GILBERT SIGHT TRIANGLES SHALL EXCEED 2 FEET, AND TREES SHALL HAVE A 7 FEET MINIMUM CLEAR CANOPY. ALL TREES, SHRUBS, AND GROUNDCOVERS ARE TO MEET OR EXCEED A.N.A. SPECIFICATIONS.
- CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED.

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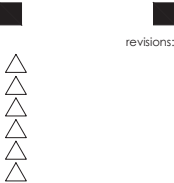
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HAMPTON COURT  
GILBERT, ARIZONA



project #: NVH001

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issued for: City Submittal

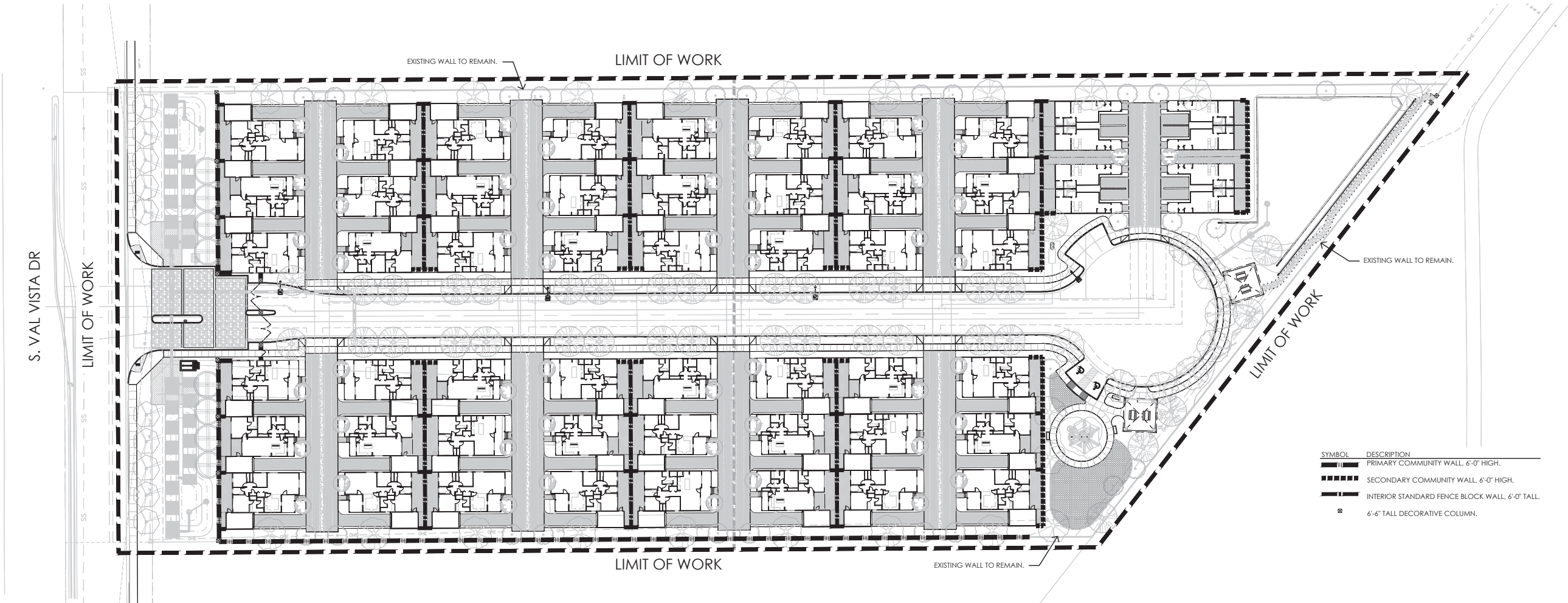
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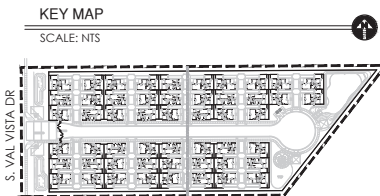
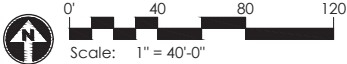
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SYMBOL	DESCRIPTION
	PRIMARY COMMUNITY WALL, 6'-0" HIGH.
	SECONDARY COMMUNITY WALL, 6'-0" HIGH.
	INTERIOR STANDARD FENCE BLOCK WALL, 6'-0" TALL.
	6'-6" TALL DECORATIVE COLUMN.



HAMPTON COURT  
GILBERT, ARIZONA

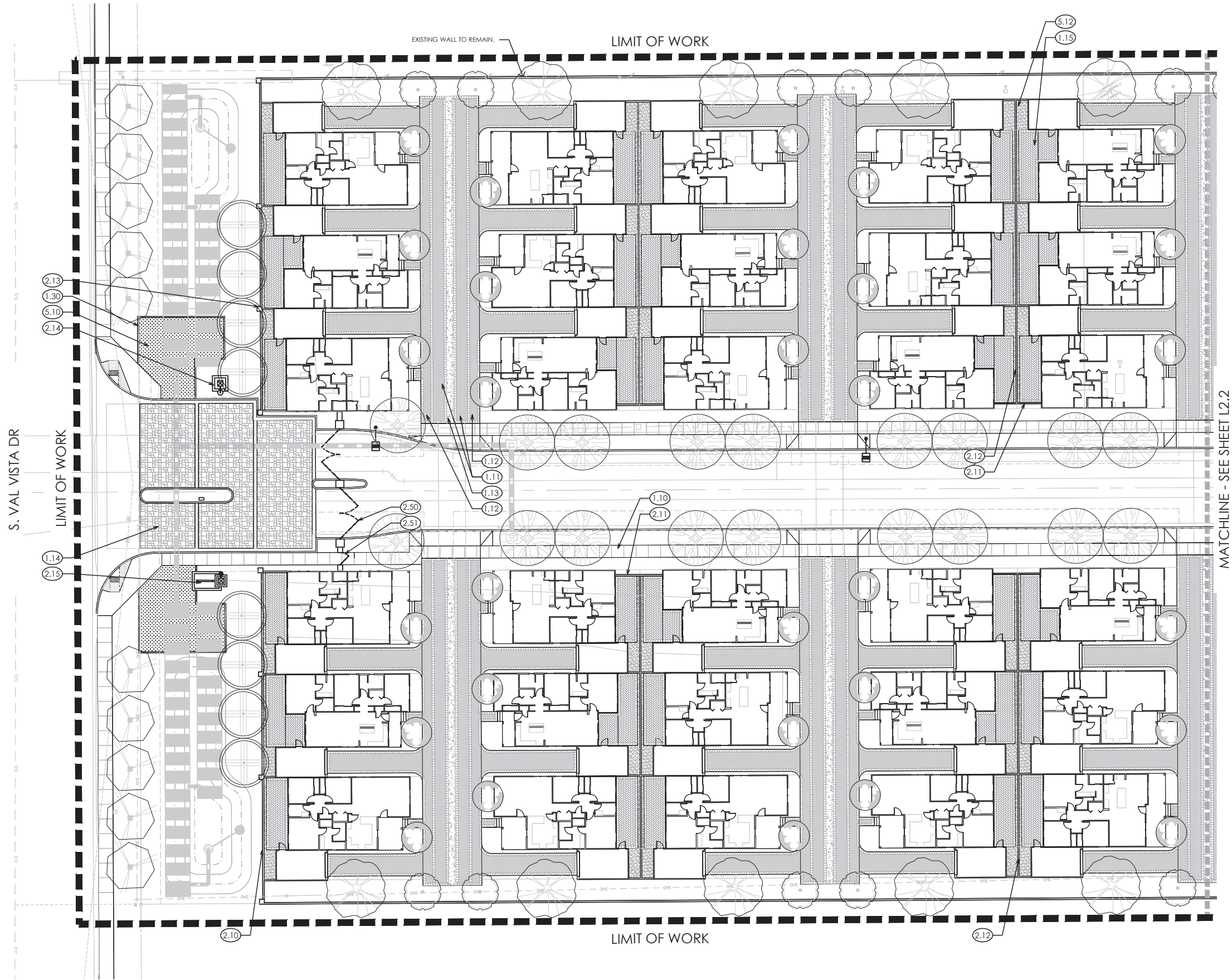


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revisions:  
project #: NVH001  
scale: 1" = 40'-0"  
issued for: City Submittal  
drawn by: TEAM  
date: 08/21/18

drawing: Layout Plan  
L1.0  
2 of 17





S. VAL VISTA DR

LIMIT OF WORK

MATCHLINE - SEE SHEET L2.2

LIMIT OF WORK

EXISTING WALL TO REMAIN.

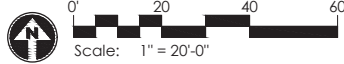
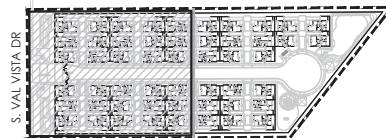
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#### KEY NOTES

- 1.10 CONCRETE SIDEWALK. NATURAL GRAY MEDIUM BROOM FINISH.
- 1.11 DRIVEWAY PAVERS 'A'. VEHICULAR, BELGARD CHARCOAL COLOR CONCRETE PAVERS, BASKET WEAVE PATTERN. SEE CIVIL.
- 1.12 DRIVEWAY PAVERS 'B'. VEHICULAR, BELGARD DESERT BLEND CONCRETE PAVERS, BASKET WEAVE PATTERN. SEE CIVIL.
- 1.13 DRIVEWAY VALLEY GUTTER, COLORED CONCRETE MATCH PAVERS 'A'.
- 1.14 CONCRETE PAVERS, ENTRY, VEHICULAR, BELGARD TOSCANA COLOR, HOLLAND STONE.
- 1.15 PATIO PAVERS, PEDESTRIAN, SAND SET, BELGARD, DESERT BLEND COLOR, BASKET WEAVE PATTERN
- 2.30 CONCRETE LANDSCAPE HEADER.
- 2.3 STABILIZED D.G. PATH.
- 2.10 PRIMARY COMMUNITY WALL, 6'-0" HIGH.
- 2.11 SECONDARY COMMUNITY WALL, 6'-0" HIGH.
- 2.12 INTERIOR STANDARD FENCE BLOCK WALL, 6'-0" HIGH
- 2.13 6'-6" TALL DECORATIVE COLUMN.
- 2.14 ENTRY MONUMENT.
- 2.15 ENTRY MONUMENT AND COMMUNITY SIGN.
- 2.50 VEHICLE GATES.
- 2.51 PEDESTRIAN GATE.
- 2.52 TRAIL ACCESS GATE.
- 3.10 23'-0" x 23'-0" RAMADA.
- 3.11 MAILBOXES AND COMMUNITY BOARD.
- 3.10 ARTIFICIAL TURF.
- 3.11 TURF, MIDIRON SOD.
- 5.12 DECOMPOSED GRANITE BACK YARD.
- 6.10 PICNIC TABLES.
- 6.11 TABLE WITH FOUR CHAIRS.
- 6.12 BARBEQUE.
- 6.13 TRASH RECEPTACLE
- 6.14 PLAY EQUIPMENT.
- 7.10 RETAINING WALL, SEE CIVIL.

#### KEY MAP

SCALE: NTS



HAMPTON COURT

GILBERT, ARIZONA



project #: NVH001  
scale: 1" = 20'-0"  
issued for: City Submittal  
drawn by: TEAM  
date: 08/21/18

drawing: Layout Plan

L2.1

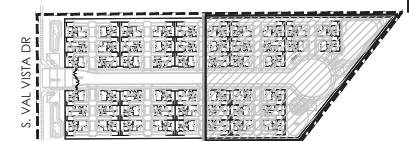
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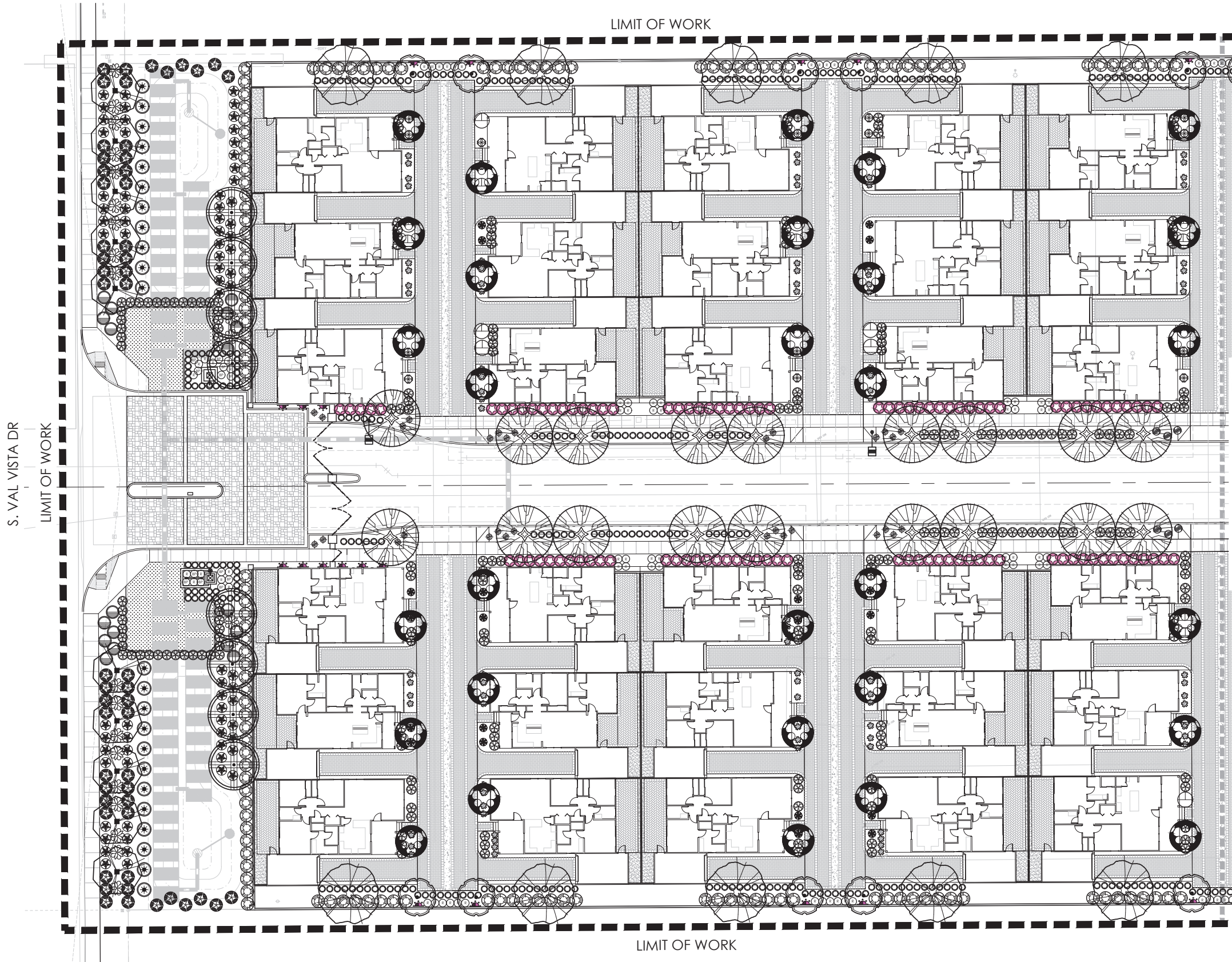
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L2.2  
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Sym.	Plant Name	Size	Qty	Remarks
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Trees

	<i>Nerium Oleander</i> White Oleander	24" box	50	Standard
	<i>Olea europaea</i> 'Swan Hill' Swan Hill Olive	36" box	8	ADWR
	<i>Parkinsonia florida</i> Blue Palo Verde	24" box	10	ADWR
	<i>Quercus virginiana</i> Southern Live Oak	24" box	31	ADWR
	<i>Ulmus parvifolia</i> 'True Green' True Green Elm	24" box	36	ADWR
	<i>Vitis agnus-castus</i> Chaste Tree	24" box	25	ADWR

Shrubs

	<i>Bougainvillea</i> 'Ooh La La' Ooh La La Bougainvillea	5 gal.	23	ADWR
	<i>Bougainvillea</i> 'Rosenka' Bougainvillea	5 gal.	31	ADWR
	<i>Dodonaea viscosa</i> Hop Bush	5 gal.	45	ADWR
	<i>Leucophyllum zygophyllum</i> 'Cimarron' Cimarron Sage	5 gal.	150	ADWR
	<i>Myrtus communis</i> 'Compacta' Compact Myrtle	5 gal.	486	ADWR
	<i>Myrtus communis</i> True Myrtle	5 gal.	240	ADWR
	<i>Nerium oleander</i> 'Petite Pink' Petite Pink Oleander	5 gal.	210	ADWR
	<i>Olea europaea</i> 'Montra' Little Ollie Dwarf Ollie	5 gal.	344	ADWR
	<i>Russelia equisetiformis</i> Coral Fountain	5 gal.	44	-
	<i>Wedelia trilobata</i> Yellow Dot	5 gal.	41	ADWR

Groundcovers

	<i>Lantana montevidensis</i> Purple Trailing Lantana	5 gal.	58	ADWR
	<i>Lantana montevidensis</i> 'White' White Lantana	5 gal.	97	ADWR

Accents

	<i>Agave weberi</i> Blue Agave	5 gal.	22	ADWR
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow' Autumn Glow TM	5 gal.	73	ADWR
	<i>Muhlenbergia capillaris</i> 'Regal Mist' Regal Mist	5 gal.	106	ADWR
	<i>Rosa floribunda</i> 'Iceberg' White Iceberg Rose	5 Gal.	126	-
	<i>Rosa</i> x 'PRObril' Brilliant Pink Iceberg Rose	5 Gal.	12	-
	<i>Pedilanthus macrocarpus</i> Slipper Plant	5 gal.	26	ADWR

Vines

	<i>Bougainvillea</i> 'Barbara Karst' Bougainvillea	5 gal.	27	ADWR
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MASS PLANTING

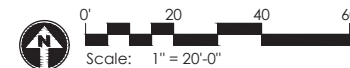
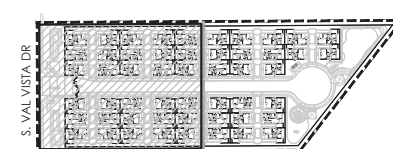
	MID IRON SOD 2,770 S.F. (TURF PER SPEC.)
	SYNTHETIC TURF 1,879S.F. "EMERSON", PIONEER BUILDING MATERIALS AMANDA DRESSER, CELL: 480.980.2693

INERTS

Sym.	Description
	3/4\"/>

KEY MAP

SCALE: NTS



project #:  
NVH001

issued for:  
City Submittal

drawn by:  
TEAM

date:  
08/21/18

drawing:  
Planting Plan





HAMPTON COURT  
GILBERT, ARIZONA

revisions:

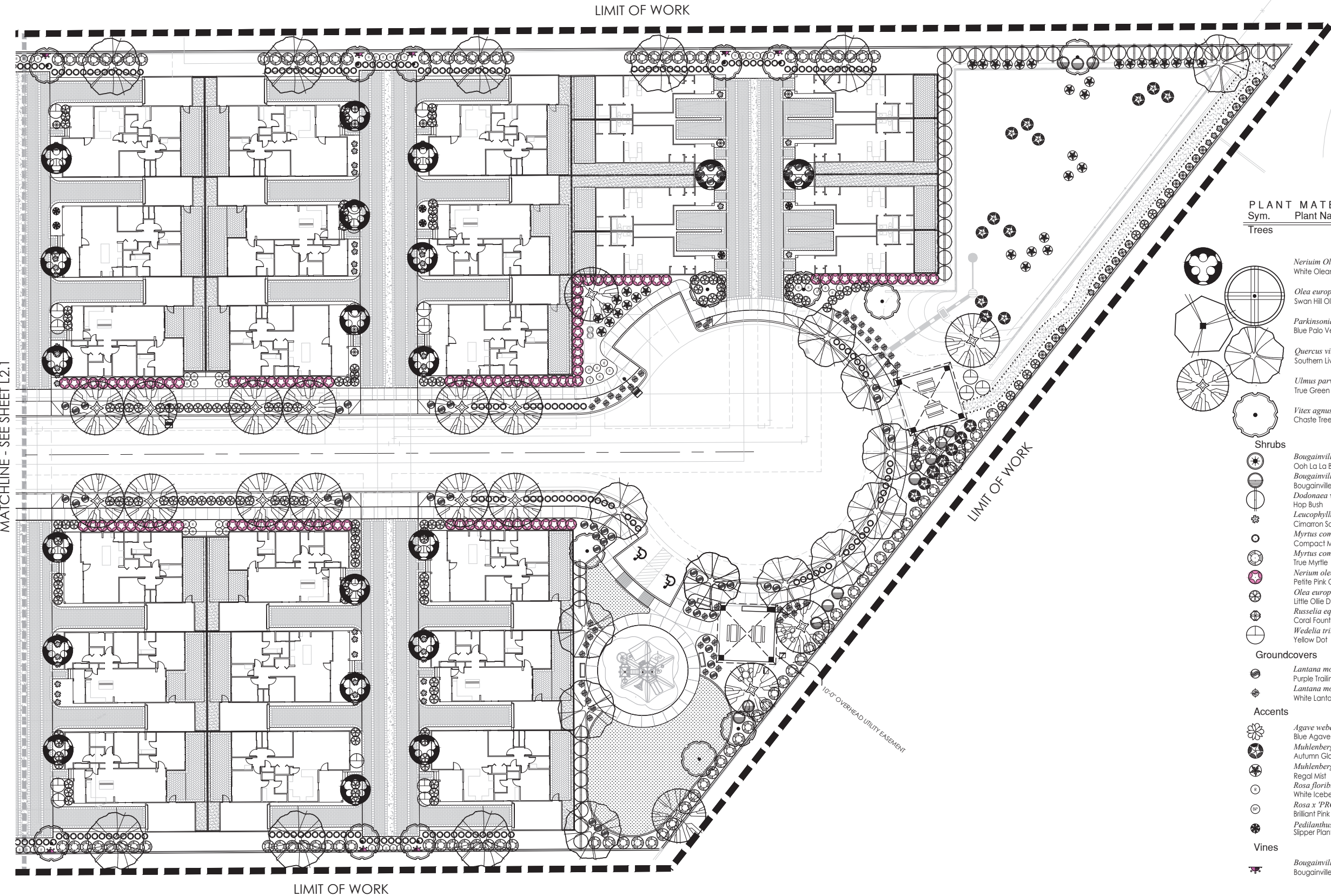


project #: NVH001  
scale: 1" = 20'-0"  
issued for: City Submittal  
drawn by: TEAM  
date: 08/21/18

drawing:  
Planting Plan

L3.2

6 of 17



PLANT MATERIALS LEGEND

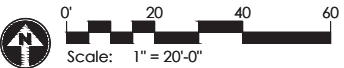
Sym.	Plant Name	Size	Qty	Remarks
Trees				
	<i>Nerium Oleander</i>	24" box	50	Standard
	White Oleander			
	<i>Olea europaea</i> 'Swan Hill'	36" box	8	ADWR
	Swan Hill Olive			
	<i>Parkinsonia florida</i>	24" box	10	ADWR
	Blue Palo Verde			
	<i>Quercus virginiana</i>	24" box	31	ADWR
	Southern Live Oak			
	<i>Ulmus parvifolia</i> 'True Green'	24" box	36	ADWR
	True Green Elm			
	<i>Vitis agnus-castus</i>	24" box	25	ADWR
	Chaste Tree			
Shrubs				
	<i>Bougainvillea</i> 'Ooh La La'	5 gal.	23	ADWR
	Ooh La La Bougainvillea			
	<i>Bougainvillea</i> 'Rosenka'	5 gal.	31	ADWR
	Bougainvillea			
	<i>Dodonaea viscosa</i>	5 gal.	45	ADWR
	Hop Bush			
	<i>Leucophyllum zygomphylum</i> 'Cimaron'	5 gal.	150	ADWR
	Cimaron Sage			
	<i>Myrtus communis</i> 'Compacta'	5 gal.	486	ADWR
	Compact Myrtle			
	<i>Myrtus communis</i>	5 gal.	240	ADWR
	True Myrtle			
	<i>Nerium oleander</i> 'Petite Pink'	5 gal.	210	ADWR
	Petite Pink Oleander			
	<i>Olea europaea</i> 'Montra'	5 gal.	344	ADWR
	Little Ollie Dwarf Ollie			
	<i>Russelia equisetiformis</i>	5 gal.	44	-
	Coral Fountain			
	<i>Wedelia trilobata</i>	5 gal.	41	ADWR
	Yellow Dot			
Groundcovers				
	<i>Lantana montevidensis</i>	5 gal.	58	ADWR
	Purple Trailing Lantana			
	<i>Lantana montevidensis</i> 'White'	5 gal.	97	ADWR
	White Lantana			
Accents				
	<i>Agave weberi</i>	5 gal.	22	ADWR
	Blue Agave			
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	5 gal.	73	ADWR
	Autumn Glow TM			
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	5 gal.	106	ADWR
	Regal Mist			
	<i>Rosa floribunda</i> 'Iceberg'	5 Gal.	126	-
	White Iceberg Rose			
	<i>Rosa</i> x 'PROhril'	5 Gal.	12	-
	Brilliant Pink Iceberg Rose			
	<i>Pedilanthus macrocarpus</i>	5 gal.	26	ADWR
	Slipper Plant			
Vines				
	<i>Bougainvillea</i> 'Barbara Karst'	5 gal.	27	ADWR
	Bougainvillea			

MASS PLANTING

	MID IRON SOD 2,770 S.F. (TURF PER SPEC.)
	SYNTHETIC TURF 1,879 S.F. "EMERSON", PIONEER BUILDING MATERIALS AMANDA DRESSER, CELL: 480.980.2693

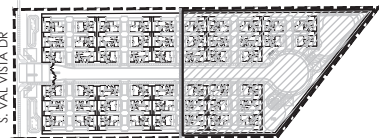
INERTS

Sym.	Description
	3/4" SCREENED EXPRESS GOLD DECOMPOSED GRANITE.

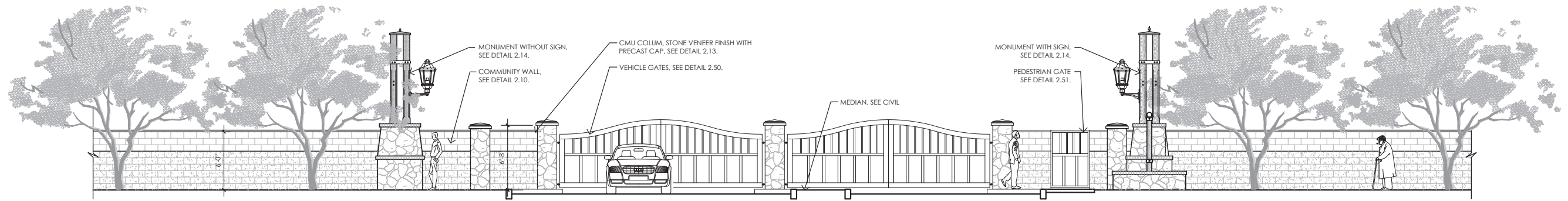


KEY MAP

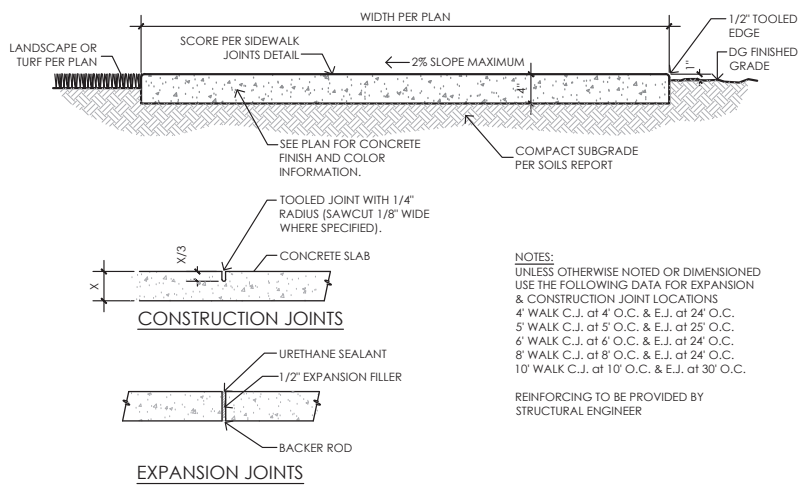
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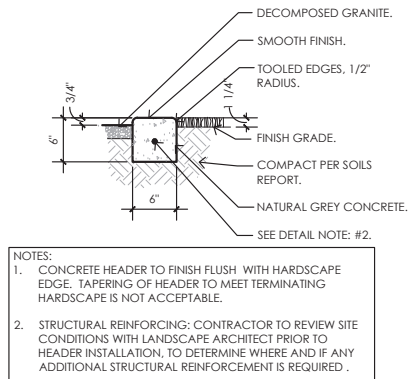




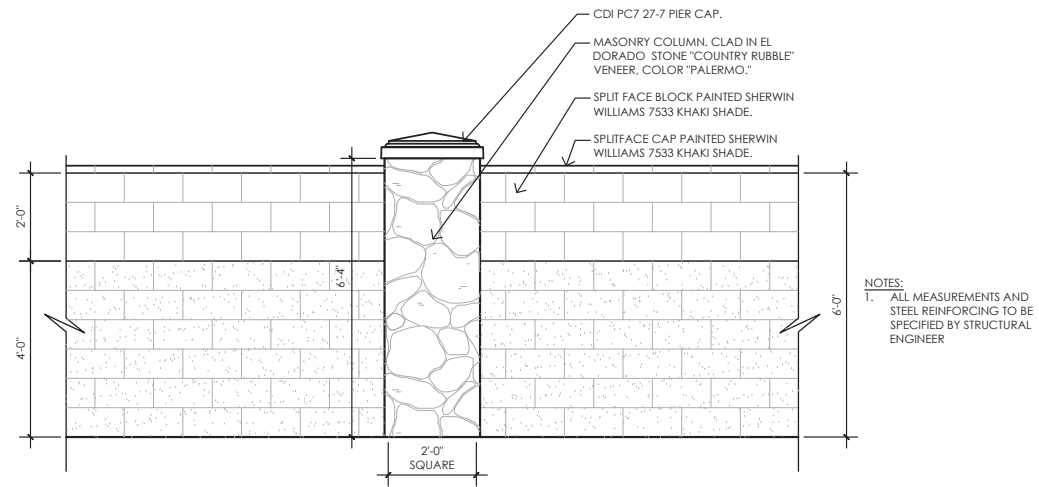
A **Val Vista Monument and Entry Gates Elevation**  
Scale: 3/16" = 1'-0"



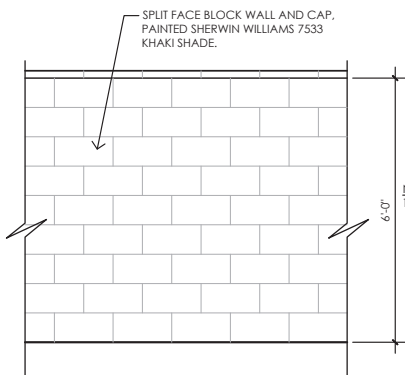
1.10 **Concrete Walk**  
Scale: 1" = 1'-0"



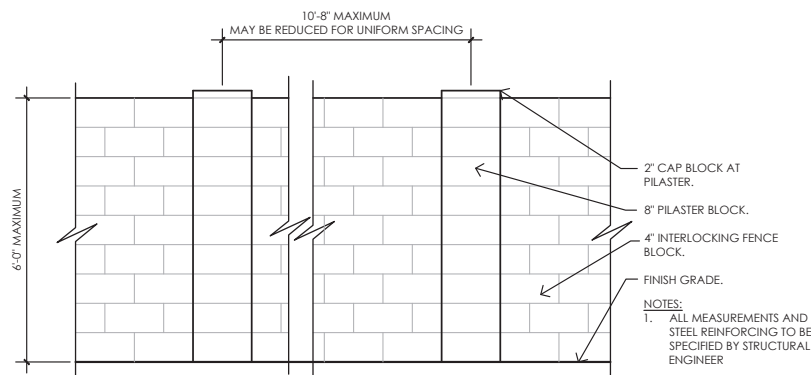
1.30 **Concrete Landscape Header**  
Scale: 1" = 1'-0"



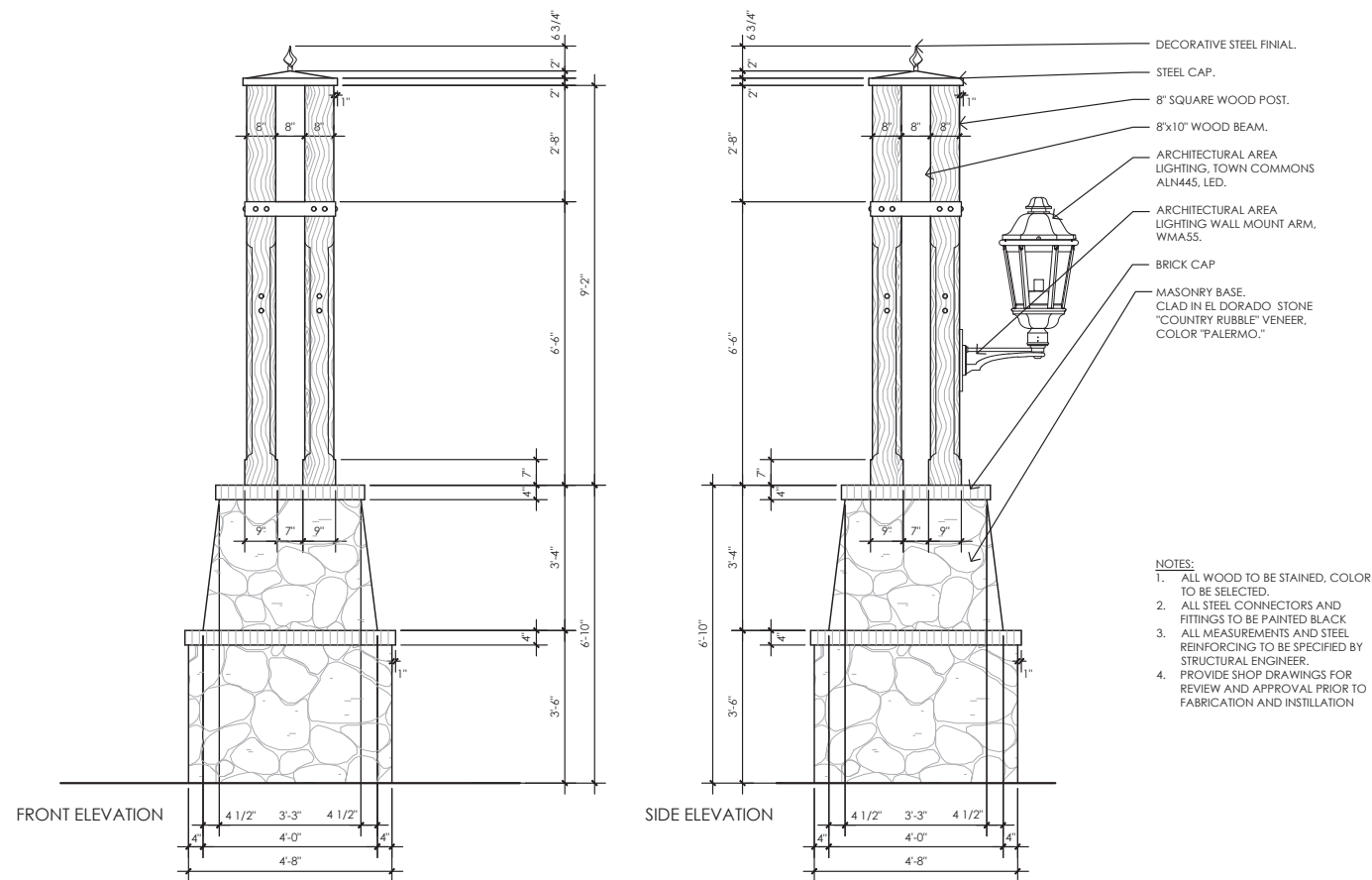
2.10 2.13 **Primary Community Wall / Decorative Column**  
Scale: 1/2" = 1'-0"



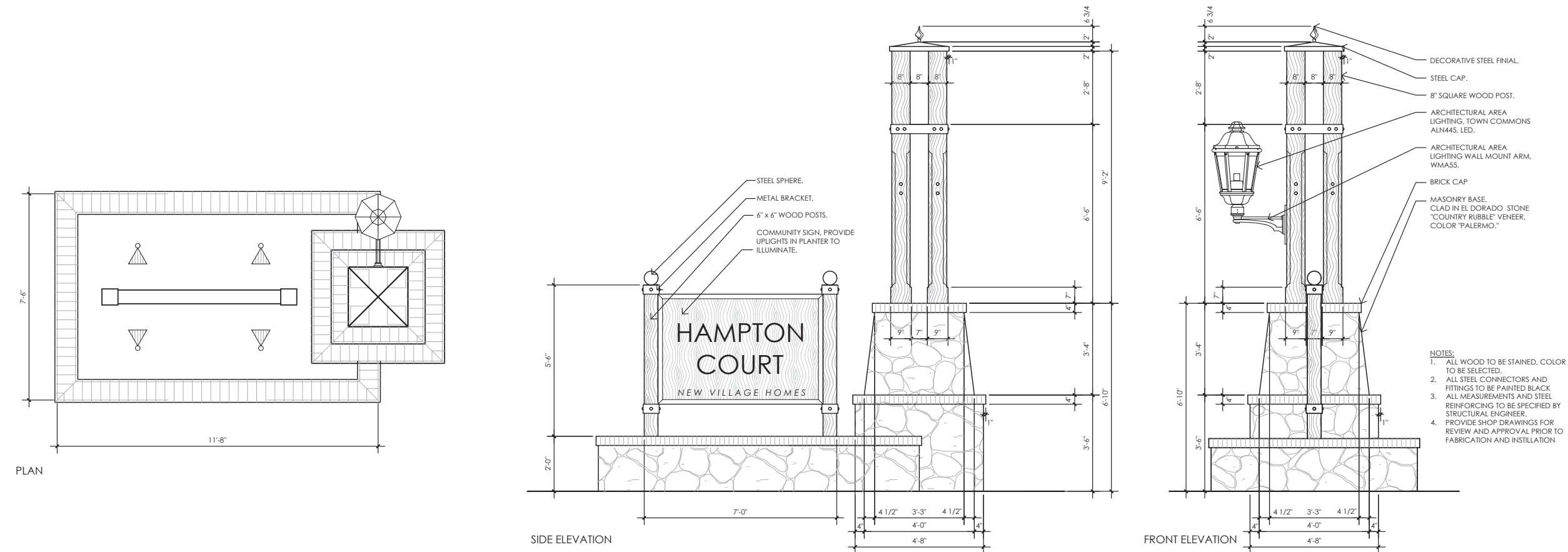
2.11 **Secondary Community Wall**  
Scale: 1/2" = 1'-0"



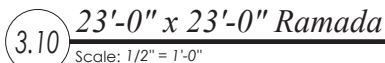
2.12 **Secondary Community Wall**  
Scale: 1/2" = 1'-0"



2.14 **Entry Monument**  
Scale: 1/2" = 1'-0"



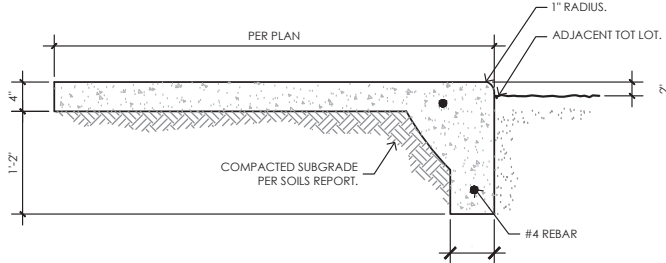
2.15 **Entry Monument and Community Sign**  
Scale: 1/2" = 1'-0"



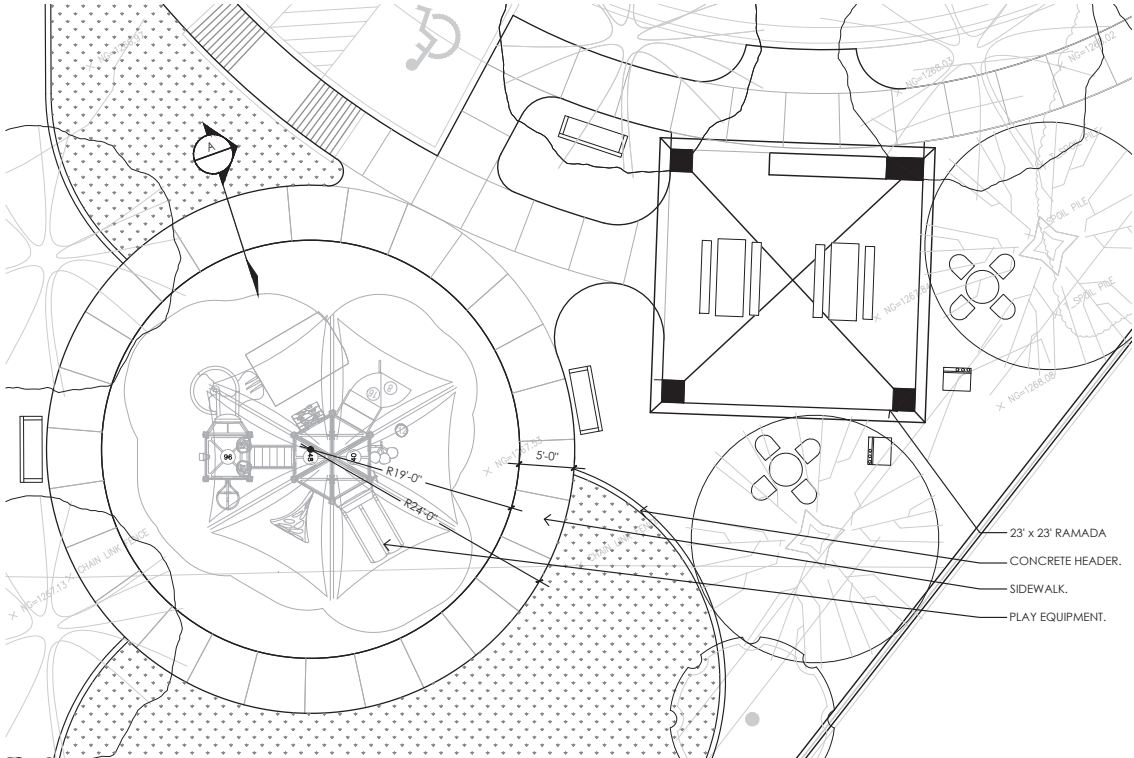


LITTLE TIKES COMMERCIAL - Part List

PART #	DESCRIPTION	QTY.
① 100001134	KB DK/DK PLATE 203 MM/8"	2
② 200008193	TOOL BOX KID BUILDERS #2, S.S. (MM)	1
③ 200013798	KB 136" GALV POST WITH CAP	1
④ 200013801	KB 176" GALV POST WITH CAP	4
⑤ 200200015	CLIMBER BUMPY DK/DK 1220 F/KB	1
⑥ 200200180	INFINITY CLIMBER KB GROUND-TO-DECK	1
⑦ 200200425	KB POST MOUNT ALUM. STEERING WHEEL	1
⑧ 200200530	KIT MAINTENANCE KB W/PAINT W/O LIST	1
⑨ 200200663	KB TELESCOPE PANEL (DKMT)	1
⑩ 200201096	KB DBL SLIDE W/EXTENTION 36"	1
⑪ 200202304	KB HANG OUT	1
⑫ 200202420	KB SILO CLIMBER 2400/96"	1
⑬ 200202476	KB TILTED ROCK CHALLENGE WALL 48"	1
⑭ 200202483	KB DECK SQUARE LARGE HOLE 11GA	1
⑮ 200202496	KB DECK HALF HEX LARGE HOLE 11GA	2
⑯ 200202558	KB TRANS STAT 1016 SFTY RL 11GA	1
⑰ 200202720	NU-EDGE STUMP PINE SHORT F/KB	1
⑱ 200202742	NU-EDGE LOG SLICE CLIMB 1020MM(40") F/KB	1
⑲ 200203098	KB 237 POST 3" F/SHADE	6
⑳ 200203124	KB QUANTUM II SLIDE 8' SPIRAL LEFT	1
㉑ 200203147	KB SHADE 26' SAIL HEX STD FAB	1
㉒ 9991Z	BIBA Entry Sign	1
㉓ 9992Z	BIBA Post Markers	1
㉔ 787	RISK MANAGEMENT SIGN - ENGLISH	1
④ 1,100 Sq. Ft. / 12" deep	Engineered Wood Fiber per Woodcarpet by Zeager Bros Play Surface	1,135 Sq. Ft.



A Sidewalk at Tot lot  
Scale: 1"=1'-0"



6.14 Park Play Equipment  
Scale: 1/8"=1'-0"



HAMPTON COURT

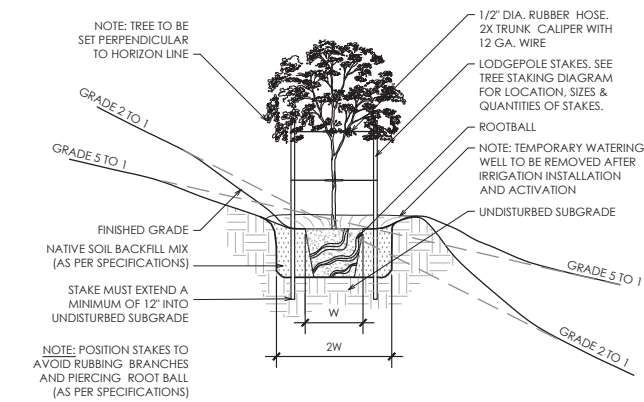
GILBERT, ARIZONA



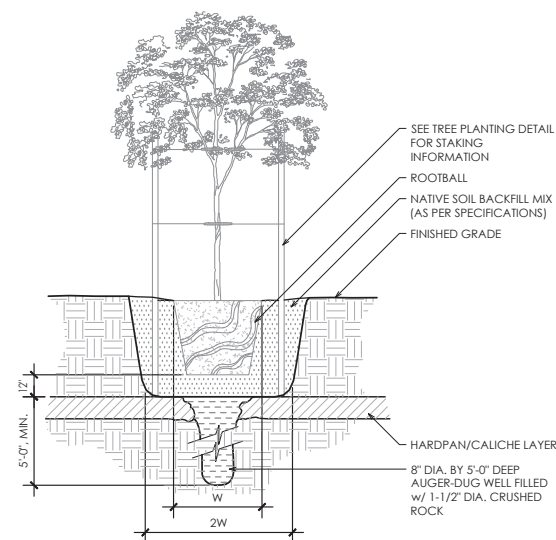
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issued for: City Submittal  
drawn by: TEAM  
date: 08/21/18

drawing: Cover

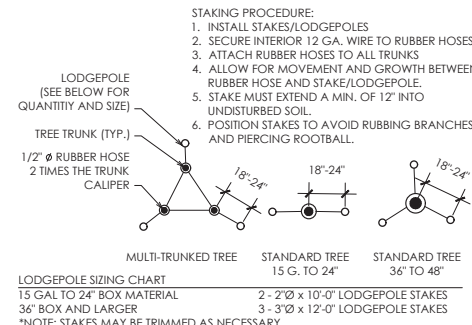
L6.4  
12 of 17



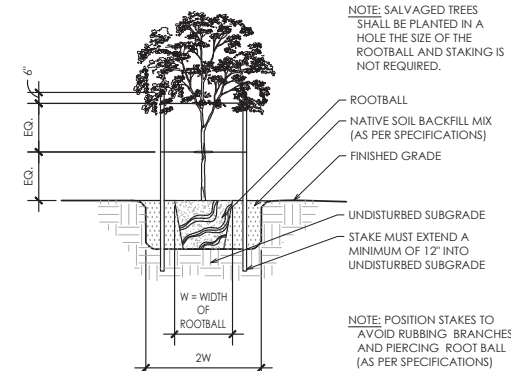
1 **Tree Planting on Slope Detail**  
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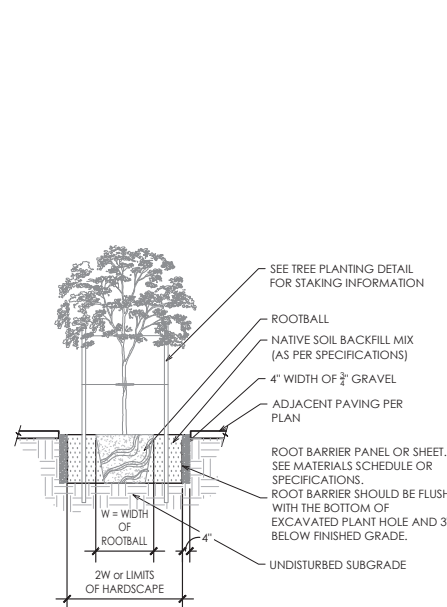
2 **Hard Pan Planting**  
Scale: NTS



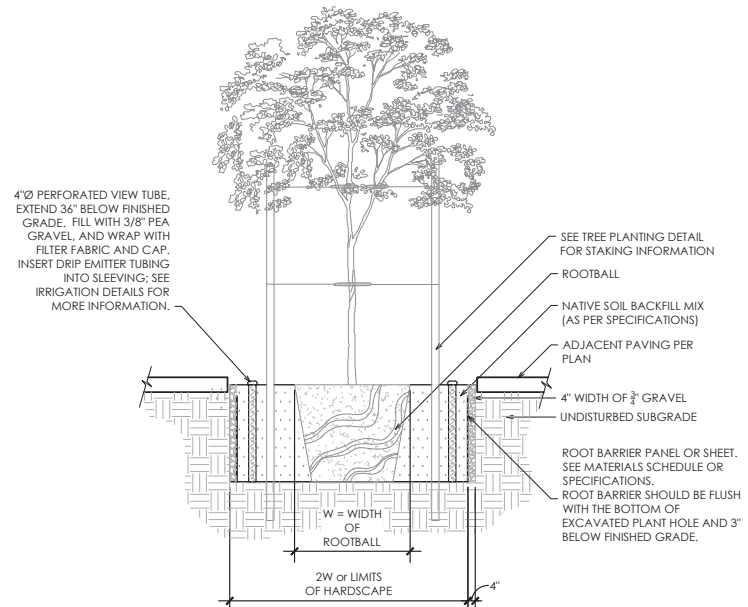
3 **Tree Staking Diagram**  
Scale: NTS



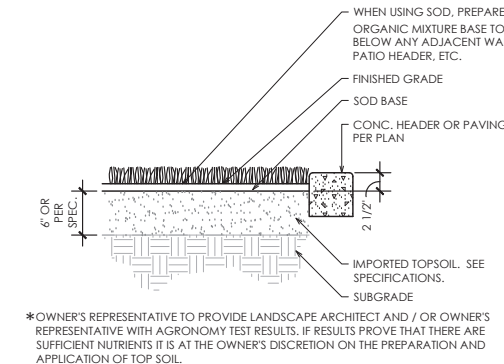
4 **Tree Planting Detail**  
Scale: NTS



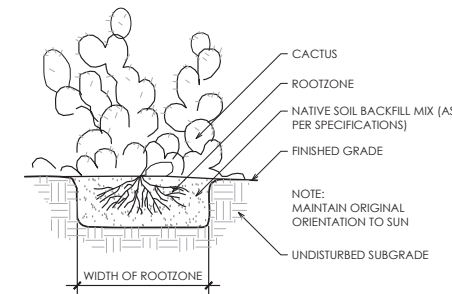
5 **Root Barrier Detail**  
Scale: NTS



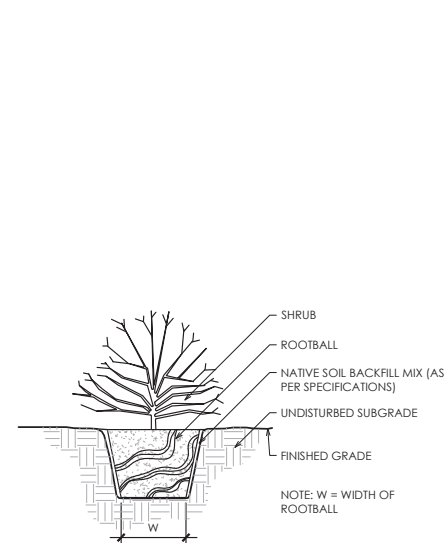
6 **Deep Watering Detail**  
Scale: NTS



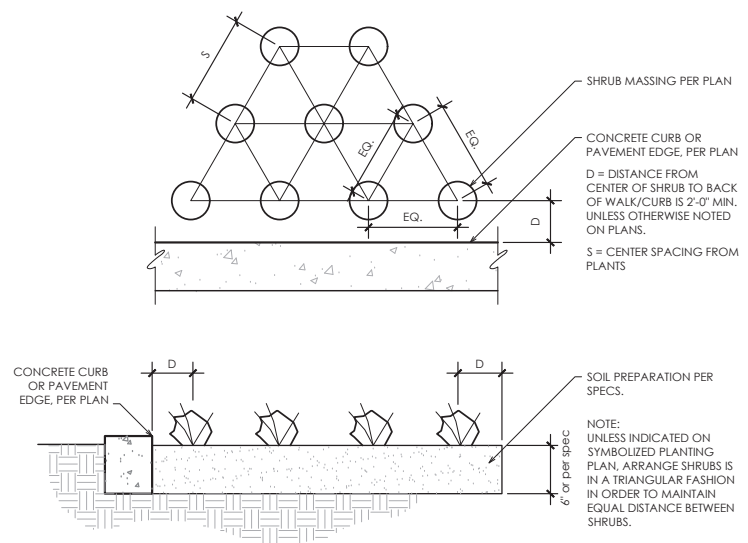
7 **Sod Turf Prep Detail**  
Scale: NTS



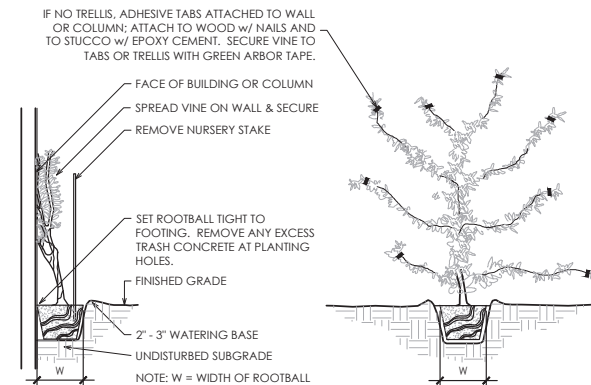
8 **Cactus Planting Detail**  
Scale: NTS



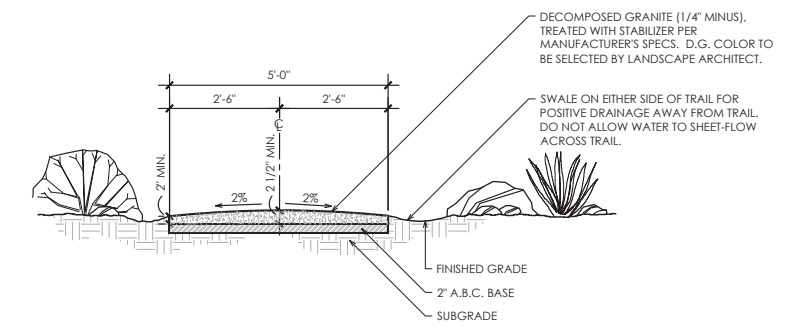
9 **Shrub Planting Detail**  
Scale: NTS



10 **Plant Spacing Detail**  
Scale: NTS



11 **Vine Planting Detail**  
Scale: NTS



12 **Stabilized D.G Path**  
Scale: NTS



SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

\*Landscape finish grading.

\* Soil preparation

\*Tree supports

\*Planting

\*Watering

\*Maintenance

Definitions:  
Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.

Plants - all shrubs and cacti other than trees, saguaros, ocotillos, palms and turf. Plant Material - all trees, saguaros, ocotillos, palms, shrubs, cacti, ground cover, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions of project site and free of disease, insects, eggs, larvae and defects such as sun-scorch, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

- a. Topsoil for backfill mix (trees and shrubs).
- b. Wood Shavings/Mulch.
- c. Tree supports.
- d. Decomposed granite.
- e. Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractor's additional expense.

Submit samples of decomposed granite for approval of gradation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements. Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

- a. Topsoil and planting backfill.
- b. Soil PH.
- c. Particle size, percentage soil texture.
- d. Percentage organic material.
- e. Percolation rate.
- f. Nutrient level analysis.
- g. All macro, secondary and micro nutrient salinity.
- h. ESP.
- i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:  
a. Irrigated trees and shrubs.  
b. Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative.

Trees, Palm Trees, Saguaros and Ocotillos:

Warrant that trees, palm trees, saguaros and ocotillos will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractor's maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, palm trees, saguaros and ocotillos that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees, palm trees, saguaros and ocotillos shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings:

Guarantee all other planting will be alive and in satisfactory condition for a period of 90 days from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, cacti, groundcovers, vines and perennials shall be subject to an additional 90 day maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

- a. Silt: 20-45 %
- b. Clay: 15-20 %
- c. Sand: 30-60 %
- d. Organic Material (natural or otherwise): 2 % minimum
- e. pH: 7.0-8.3
- f. Soluble salts: 1,500 ppm.
- g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour. Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur  
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; pH factor, 4.0 to 4.5, no soil amendments are required for salvaged plant material and cacti unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: Copper naphthenate impregnated lodge pole 10 feet in length for 5 gallon and 15 gallon, and 12 feet in length for 24 inch box and larger. No tree stakes are required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree; No. 10 gauge, pliable, zinc coated iron wire. Cover wire with hose, cover as specified, where it contacts tree.

Hose Covering: 1/2 inch minimum diameter; 2-ply reinforced rubber, new garden hose.

Tree Guards: ArborGard+ by Deep Root, or equal.

Tree Guys: Minimum 3 per tree; No. 10 galvanized wire. Cover wire with hose where it contacts tree for 24, 30 and 36 box tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Pre-emergent herbicide shall be Surflan as manufactured by Dow/Elanco Chemical Company.

Contact herbicide shall be Round-up as manufactured by Monsanto.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 DECOMPOSED GRANITE

Decomposed granite coverage shall be a minimum 2-inch thickness unless noted otherwise on plans. Decomposed granite shall be the size and color as specified on plans, and shall be taken from a single quarry.

2.09 BOULDERS

Boulders are to be Surface Select or as noted on the plans. Boulder size as noted on the plans and approved by the Owner's Representative. Boulders are to be harvested, delivered and placed in a manner to avoid marking, scraping or damaging the natural condition of the boulder. All scored boulders are to be treated with Permeon (or equal) to provide a natural appearance of the desert varnish.

2.09 SEED MIXTURE

As noted on plans.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curbs and headers for shrubs and ground cover beds and areas or as required for installation of decomposed granite or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 DECOMPOSED GRANITE

Place 2-inches unless otherwise noted, in all planting areas. Decomposed granite shall extend below all plant material, trees, and cacti. Decomposed granite finish grade 1-1/4-inch below adjacent paving, curbs, and headers.

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Guyed Trees: Guy trees as shown immediately after planting as shown on the drawings.  
Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible, if rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

Tree Guard: Install tree guard on all trees located in turf areas per manufacturer's recommendations.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not water saguaros after planting. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Top dress planting areas with 2 inches of top dressing after planting.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf., and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting, except for saguaros, with hose in planting hole until material about the roots is completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractor's expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen tree, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.

3.11b TURF ARTIFICIAL

1.1 SUMMARY

- A. Provide all labor, materials, equipment, and tools necessary for the complete installation of synthetic grass surface. The system shall consist of, but not necessarily be limited to, the following:
  - a) Synthetic grass consisting of fibers that are a minimum of 1.54 inch long. Turf fiber construction consisting of polyethylene monofilament and either texturized monofilament fibers tufted to a 3-layer stabilized woven polypropylene fabric (primary backing), with a non-urethane, 100% recyclable secondary backing.
  - b) Synthetic Grass Infill, consisting of anti-microbial acrylic coated round silica particles, designed to provide the look, feel, and performance of optimally maintained natural grass. Envirollit or equivalent.

1.3 SUBMITTALS

- A. Comply with Section 01 33 00, Submittals Procedures.
- B. Product Data: Submit manufacturer's product data, including installation instructions and subsurface instructions.
- C. Warranty: Submit manufacturer's standard 10 year warranty.

PART 2 - PRODUCTS

2.1 SYNTHETIC GRASS SURFACE

- A. Aggregate Base - Crushed angular hard stone, 1/4" minus compactible stone (not clean). (Refer to Section 3.2-B)
- B. Synthetic grass: 1.6" Pioneer Turfscapes Jade, Pioneer, 310 N. Pasadena St., Gilbert, AZ 85233 Phone (480) 926-8200.
  - a) Face Weight Minimum 61 oz/sy
  - b) Face Yarn Type: Polyethylene
  - c) Pile Height: 1.6
  - d) Color: Olive bi-color with green & brown thatch
  - e) Tufting Gauge: 3/8"
  - f) Backing: Stabilized triple layered woven polypropylene
  - g) Total Product Weight 69.7 oz/sy
  - h) Finished Roll Width 180" untrimmed
  - i) Warranty: 10 year fade
- C. Synthetic Grass Infill: Envirollit from Pioneer, 310 N. Pasadena St., Gilbert, AZ 85233 Phone (480) 926-8200 or approved equal. Coating: Priority acrylic, iron oxide and chromium oxide.
- D. Adhesive Material: 1000 denier coated nylon (Cordura®) 12" wide minimum. E. Adhesive: Synthetic Turf Adhesive

PART 3 - EXECUTION

3.1 GROUND PREPARATION

- A. General: The ground area to receive synthetic grass surface is indicated on the Drawings.
- B. Leveling and Site Preparation: All organic material and organic debris to be removed. Soil to be graded level and stabilized (compacted). Compaction shall be done with mechanical compactors, including vibratory compactor, and/or powered tampers, and rollers.

BASE AND SYNTHETIC GRASS CONSTRUCTION

- A. General: The area to be smooth and graded to allow proper drainage. Refer to grading plan.
- B. Compacted Aggregate Base: Place 4 inches of aggregate base as leveling layer compacted to 90% of max density per AASHTO T99. Compaction shall be done with mechanical compactors, including vibratory compactors, and/or powered tampers, and rollers. Aggregate size should be 1/4" minus (compactible).
- C. Synthetic Grass: Place turf and cut to fit configuration as shown on Drawings. Splice seams. All seams must be attached with splicing film/fabric and adhesive as approved by the manufacturer for this type of installation of their product.
- D. Infill: Apply layers of synthetic grass infill evenly with a spreader and broom the turf fibers with stiff bristle broom to stand fibers up and allow infill to settle into the bottom. Broom in infill round quartz silica sand approximately 3 pounds per square foot.
- E. Anchoring/Edging: Edges of turf will be secured to ground with mechanical fasteners, stakes or edging.

HAMPTON COURT

GILBERT, ARIZONA

GREEY PICKETT  
landscape architectural community design  
7144 e streton drive, suite 203  
scottsdale, arizona 85231  
480.609.0009p 480.609.0068f



revisions:



project #: NVH001

scale: N/A

issued for: City Submittal

drawn by: TEAM date: 08/21/18

drawing: Specifications

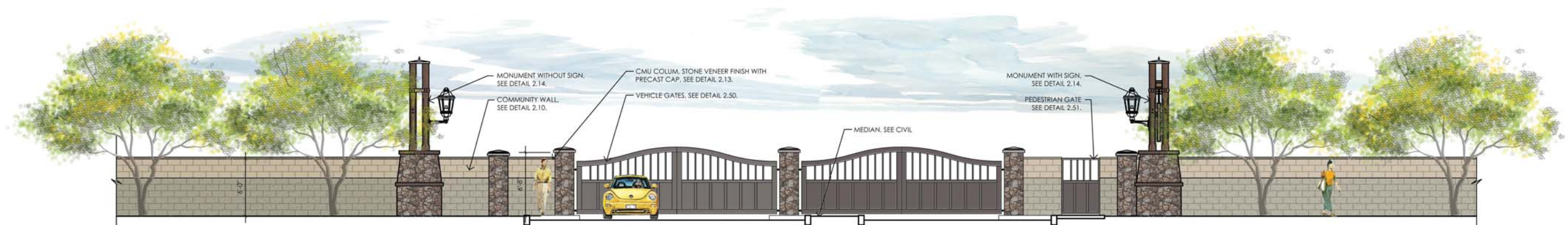
L8.1

16 of 17









Hampton Court  
Gilbert, AZ

## Val Vista Monument and Entry Gates Elevation

GREY | PICKETT  
3/16"=1'-0" July 17, 2018

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**Bowman**  
CONSULTING

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MARICOPA COUNTY

PRELIMINARY GRADING  
HAMPTON COURT

GILBERT, ARIZONA

PROJECT NUMBER



PLAN STATUS

DATE DESCRIPTION

DM DM NL

DESIGN DRAWN CHKD

SCALE H: 1" = 40'

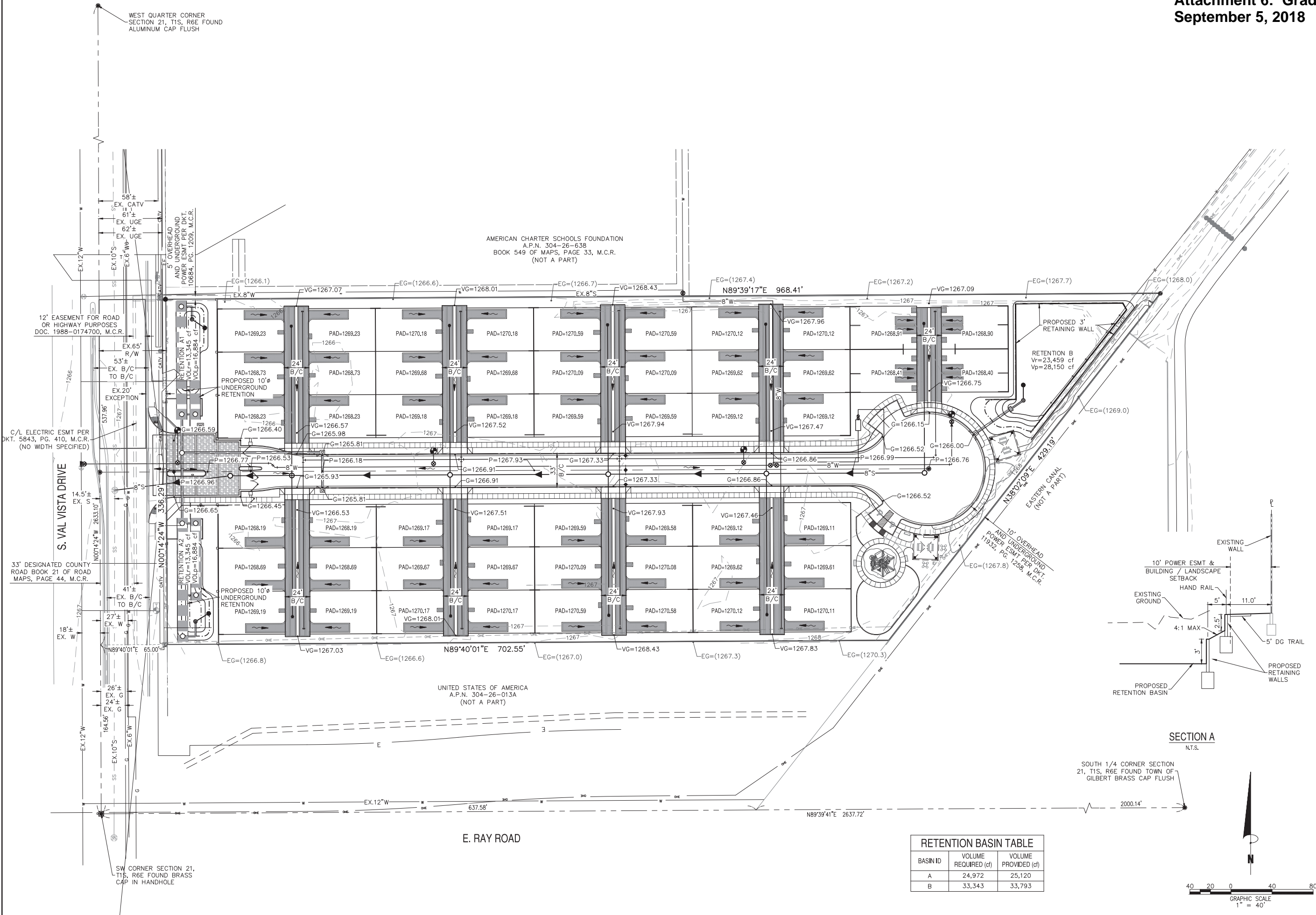
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JOB No. 050407-01-001

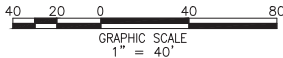
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PGD01

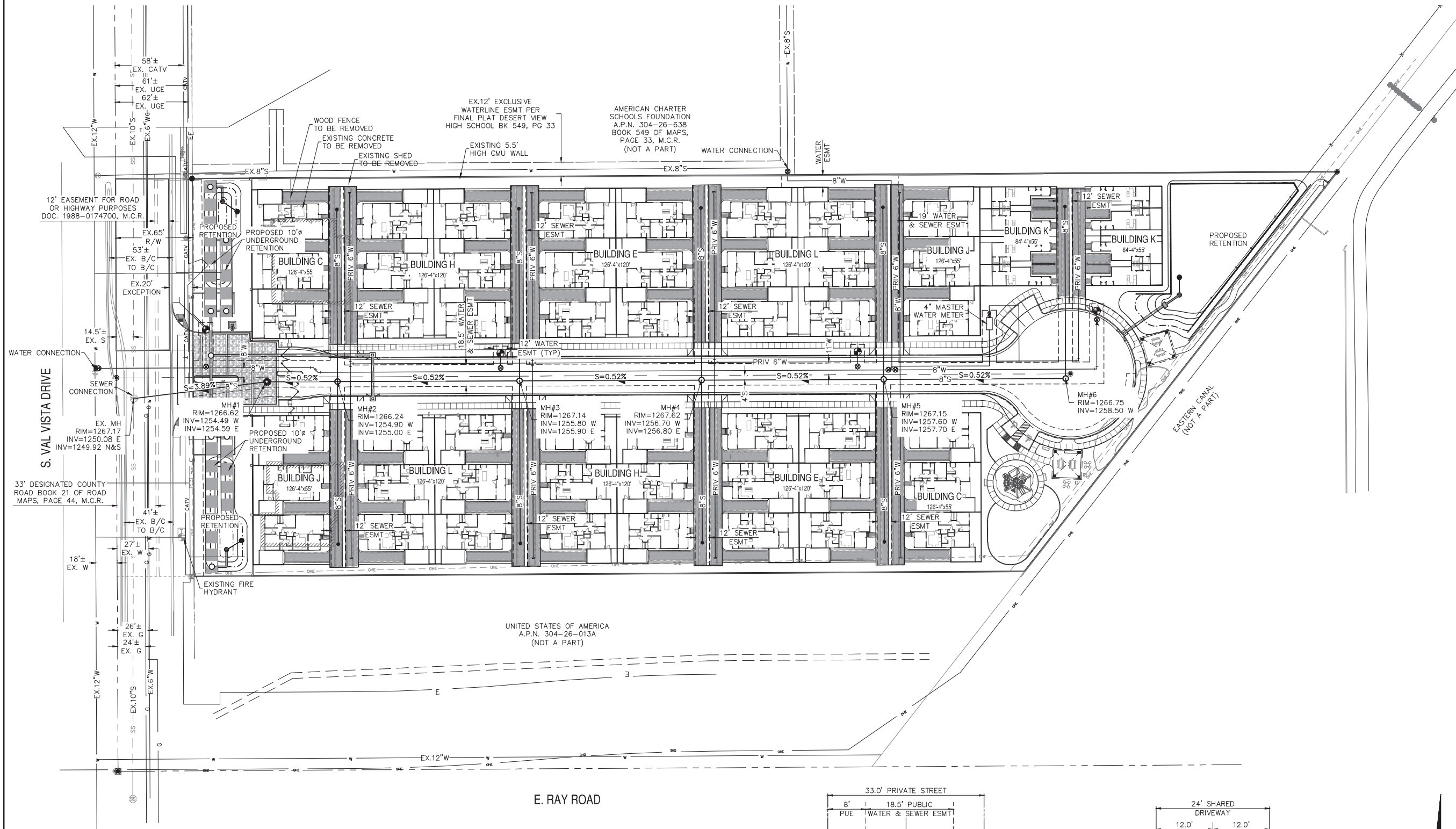
SHEET 01 OF 01



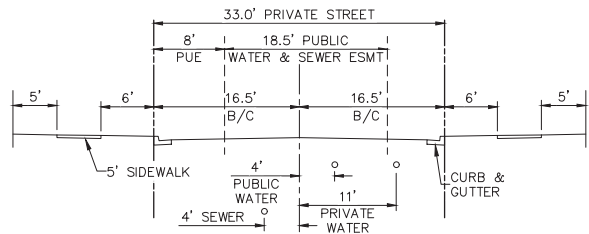
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BASIN ID	VOLUME REQUIRED (cf)	VOLUME PROVIDED (cf)
A	24,972	25,120
B	33,343	33,793



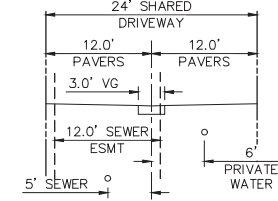




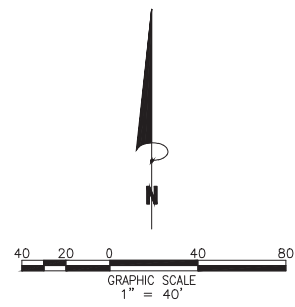
NOTE:  
FINAL UTILITY LINE SIZES AND  
LOCATION MAY VARY BASED  
ON ENGINEERING ANALYSIS



TYPICAL ROADWAY SECTION  
N.T.S.



SHARED DRIVEWAY SECTION  
N.T.S.



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PRELIMINARY SEWER & WATER PLAN  
**HAMPTON COURT**  
MARICOPA COUNTY  
GILBERT, ARIZONA

PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
DM DESIGN	DM DRAWN NL CHKD
SCALE	H: 1" = 40'
	V:
JOB No.	050407-01-001
DATE :	AUG 2018

Parking - Trash - Recycle Location Exhibit  
**HAMPTON COURT**

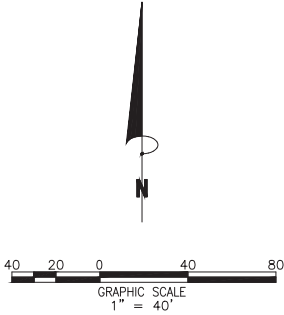
PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION	
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DRAWN	H:	CHKD
SCALE	H: 1" = 40'	
	V: none	
JOB No.	050407-01-001	
DATE :	8/20/2018	

EX01

SHEET 1 OF 1



VAL VISTA DRIVE

**SITE DATA**

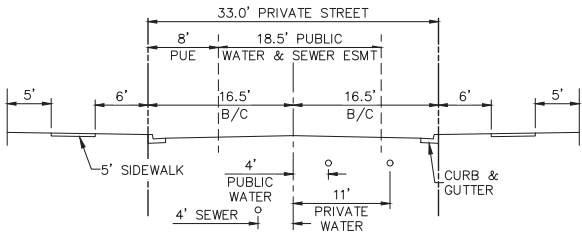
NET AREA:	6.45 ac
TOTAL LOTS:	56
OPEN SPACE:	1.67 ac
PARKING REQUIRED:	
1sp/1 BEDROOM UNIT (8 UNITS)	8
2sp/2 BEDROOM UNIT (48 UNITS)	96
0.25sp/UNIT FOR GUESTS (56 UNITS)	14
REQUIRED PARKING	118
PARKING PROVIDED:	
PRIVATE GARAGE PARKING (1sp/unit)	48
DRIVEWAY PARKING (2sp/unit)	96
COVERED SPACES (1sp/1 bedroom unit)	8
GUEST PARKING	21
ACCESSABLE SPACES	2
TOTAL PARKING	175
PARKING RATIO:	3.1sp/unit

**LEGEND**

PARKING SPACE	
TRASH & RECYCLE CONTAINERS	

**NOTES**




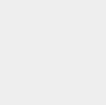








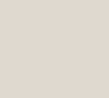
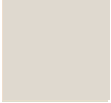


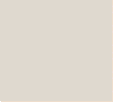














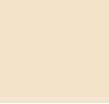



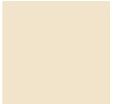

- NO PARKING WILL BE ALLOWED ON COLLECTION DAYS.
- ADDRESS PLAQUES TO BE INSTALLED ON CURB DENOTING EACH CONTAINER LOCATION AND SPACING.



**TYPICAL ROADWAY SECTION**

N.T.S.



New Village Homes- Hampton Court PLAN 3 <small>Questions? Please contact Sabrina Porter 602-705-3600 sabinap@newvillagehomes.com</small>	Plan Number - Elevation	Siding	Color Chip	Stucco	Color Chip	Trim & Fasia	Color Chip	Trim for Windows with Shutters	Color Chip	Shutters on Stucco	Color Chip	Shutters on Siding	Color Chip	Front Door	Color Chip	Garage Door	Color Chip	Stone/Brick Selection	Color Chip	Roof Selection - Boral	Color Chip
	Plan 3 - A # of Paint Colors: 4	Distance SW6243		Let It Rain SW9152		Snowbound SW - 7004		Essential Grey SW6002				Essential Grey SW6002		Essential Grey SW6002		Essential Grey SW6002				Stone Mountain Blend - 1FJCS5354	
	Plan 3 - B # of Paint Colors: 4	Grizzle Grey SW7068		Intellectual Gray SW7045		Egret White SW7570		Egret White SW7570				Egret White SW7570		Peppercorn SW7674		Egret White SW7570				Stone Mountain Blend - 1FJCS5354	
	Plan 3 - C # of Paint Colors: 4			Double Latte SW9108		Carriage Door SW7594		Nomadic Desert SW6107		Moscow Midnight SW9142		Moscow Midnight SW9142		Moscow Midnight SW9142		Moscow Midnight SW9142		El Dorado - Hillstone Verona		California Mission Blend - 1MCS6464	
	Plan 3 - D # of Paint Colors: 4	Anjou Pear SW6381		Bittersweet Stem SW7536		Vanillin SW6371		Vanillin SW6371				Flower Pot SW6334		Flower Pot SW6334		Vanillin SW6371				Natural Brown - 1FJCS3075	

New Village Homes -  
Hampton Court - Plan 4  
Questions? Please contact Sabrina  
Porter 602-705-3600  
sabinap@newvillagehomes.com



Plan Number -  
Elevation

Siding

Color Chip

Stucco

Color Chip

Trim & Fasia

Color Chip

Trim for  
Windows with  
Shutters

Color Chip

Shutters on  
Stucco

Color Chip

Shutters on  
Siding

Color Chip

Front Door

Color Chip

Garage Door

Color Chip

Stone/Brick  
Selection

Color Chip

Roof Selection -  
Boral

Color Chip

Plan 4 - E #  
of Paint Colors:  
4

Rosemary  
SW 6187

Evergreen Fog  
SW 9130

White Duck  
SW7010

White Duck  
SW7010

White Duck  
SW7010

Roycroft  
Copper Red  
SW2839

Rosemary  
SW6187

El Dorado  
Stacked Stone  
Castaway

Forest Green -  
1FJCS4598

Plan 4 - F #  
of Paint Colors:  
4

Rocky River  
SW6215

Escape Gray  
SW6185

Big Chill  
SW7648

Big Chill  
SW7648

Big Chill  
SW7648

Jasper SW6216

Jasper SW6216

Jasper SW6216

Big Chill SW7648

Boral Brick MT  
Rushmore  
Queen

Appalachian  
Blend -  
1FJCS0330

Plan 4 - G #  
of Paint Colors:  
4

Moody Blue  
SW6221

Roycroft Mist  
Gray SW2844

Snowbound  
SW7004

Snowbound  
SW7004

Snowbound  
SW7004

Still Water  
SW6223

Still Water  
SW6223

Still Water  
SW6223

Snowbound  
SW7004

El Dorado  
Clifstone  
Boardwalk

Appalachian  
Blend -  
1FJCS0330

Plan 4 - H #  
of Paint Colors:  
4

Collanade  
Gray SW7641

Collanade  
Gray SW7641

Panda White  
SW6147

Panda White  
SW6147

Panda White  
SW6147

Roycroft  
Copper Red  
SW2839

Roycroft  
Copper Red  
SW2839

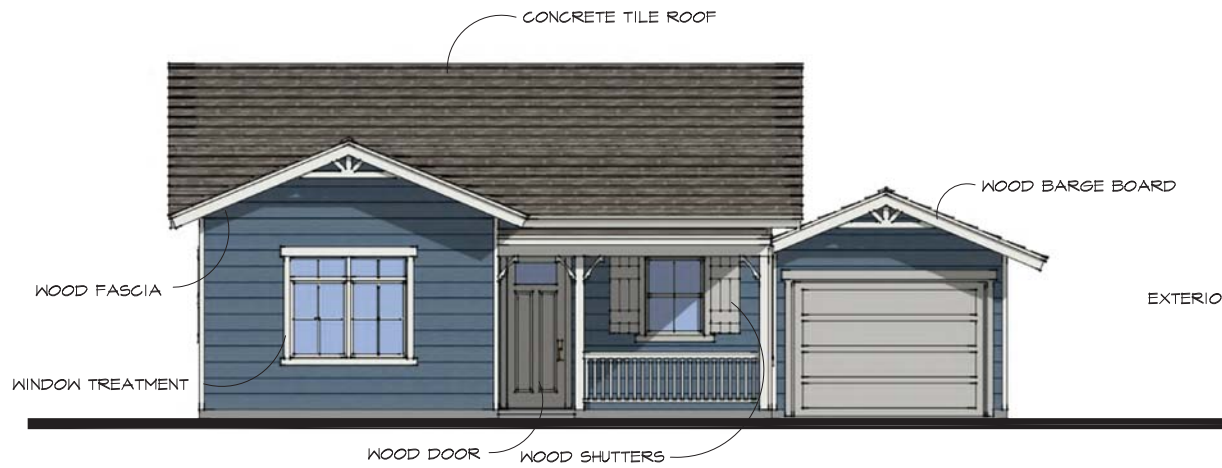
Roycroft  
Copper Red  
SW2839

Peppercorn  
SW7674

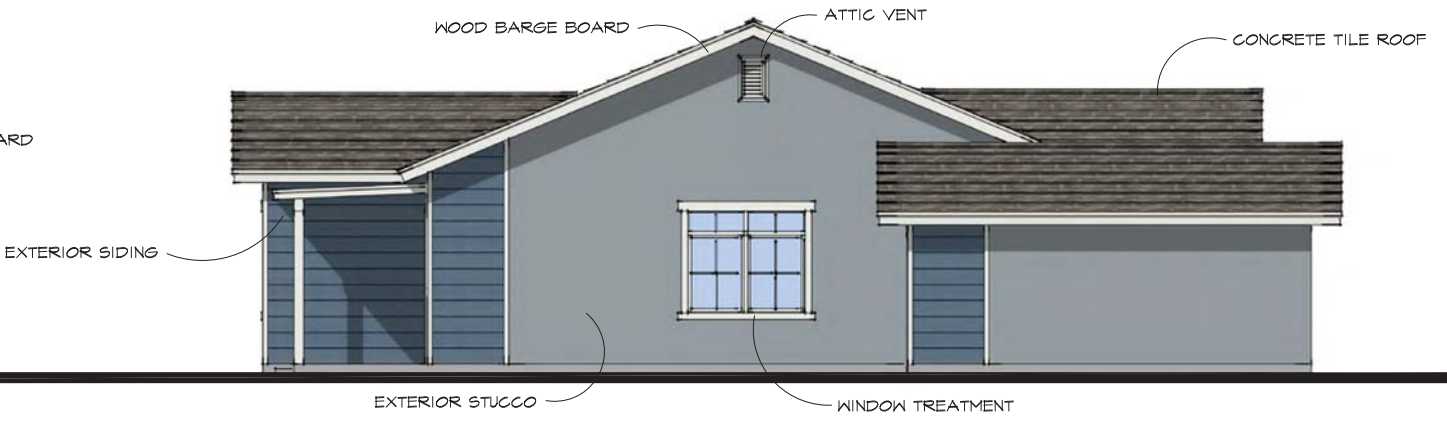
El Dorado  
Hartford Brick

Cherrywood -  
1FJCS7002

<div> <div>New Village Homes - Hampton Court - Plan 5</div> <div> Questions? Please contact Sabrina Porter 602-705-3600  sabrinap@newvillagehomes.com </div> </div>		Plan Number - Elevation	Siding	Color Chip	Stucco	Color Chip	Trim & Fasia	Color Chip	Trim for Windows with Shutters	Color Chip	Shutters on Stucco	Color Chip	Shutters on Siding	Color Chip	Front Door	Color Chip	Garage Door	Color Chip	Stone/Brick Selection	Color Chip	Roof Selection - Boral	Color Chip
		Plan 5 - I	#		Hammered Silver SW2840		Sable SW6083		Realist Beige SW6078		Aurora Brown SW2837		Window Trim for Windows set in Stone: Realist Beige SW 6078		Aurora Brown SW2837		Sable SW6083		El Dorado Casa Blanca Rough Cut - Overgrout		Desert Sage - 1MSCS0024	
		Plan 5 - J	#	At Ease Soldier SW9127		Bungalow Beige SW 7511		Aesthetic White SW 7035		Aesthetic White SW 7035	Roycroft Copper Red SW2839				Roycroft Copper Red SW2839		At Ease Soldier SW9127		El Dorado Hartford Brick		Natural Brown - 1FJCS3075	
		Plan 5 - K	#	Bunglehouse Blue SW0048		Downing Sand SW2822		On the Rocks SW7671							Hammered Silver SW 2840		Hammered Silver SW 2840				Appalachian Blend - 1FJCS0330	
		Plan 5 - L	#	Red Barn SW7591		Artisan Tan SW7540		Row House Tan SW7689							Row House Tan SW7689		Row House Tan SW7689				Appalachian Blend - 1FJCS0330	



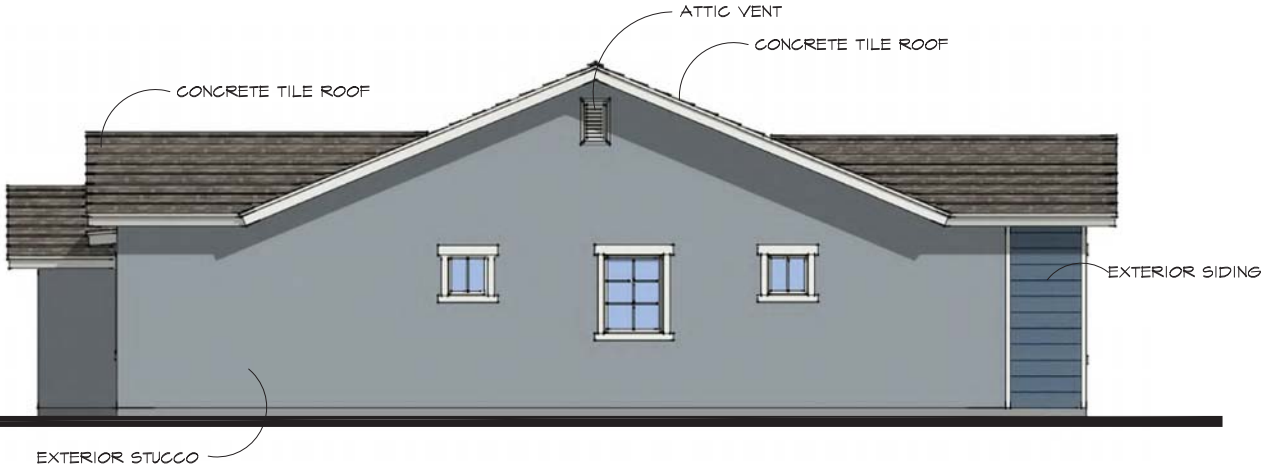
FRONT ELEVATION (PLAN "3" ELEVATION "A")



RIGHT SIDE ELEVATION (PLAN "3" ELEVATION "A")



REAR ELEVATION (PLAN "3" ELEVATION "A")



LEFT SIDE ELEVATION (PLAN "3" ELEVATION "A")

△	BY:
△	DATE:
△	BY:
△	DATE:
△	BY:
△	DATE:
△	BY:
△	DATE:

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Hampton Court  
Gilbert, Arizona

Colored Elevations  
Plan #3 Elevation "A"



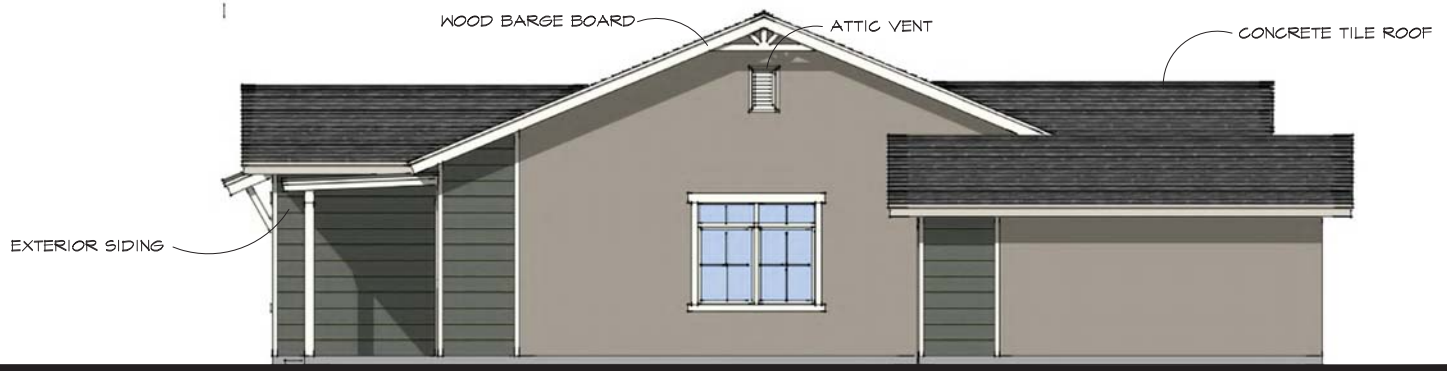
DRAWN BY:  
CHECKED BY:  
PROJECT NO.:  
FILE NAME:  
DATE:  
SHEET NO.:

G. M. Zimmerman - Architect

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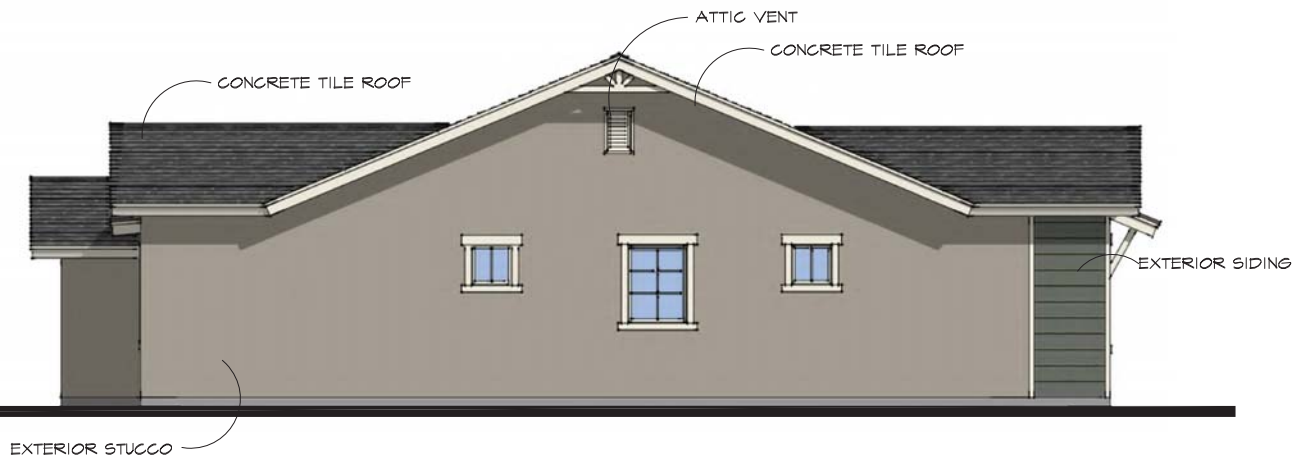
FRONT ELEVATION (PLAN "3" ELEVATION "B")



RIGHT SIDE ELEVATION (PLAN "3" ELEVATION "B")



REAR ELEVATION (PLAN "3" ELEVATION "B")



LEFT SIDE ELEVATION (PLAN "3" ELEVATION "B")

△	BY:
△	DATE:
△	BY:
△	DATE:
△	BY:
△	DATE:
△	BY:
△	DATE:

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Colored Elevations  
Plan #3 Elevation "B"



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FILE NAME:  
DATE:  
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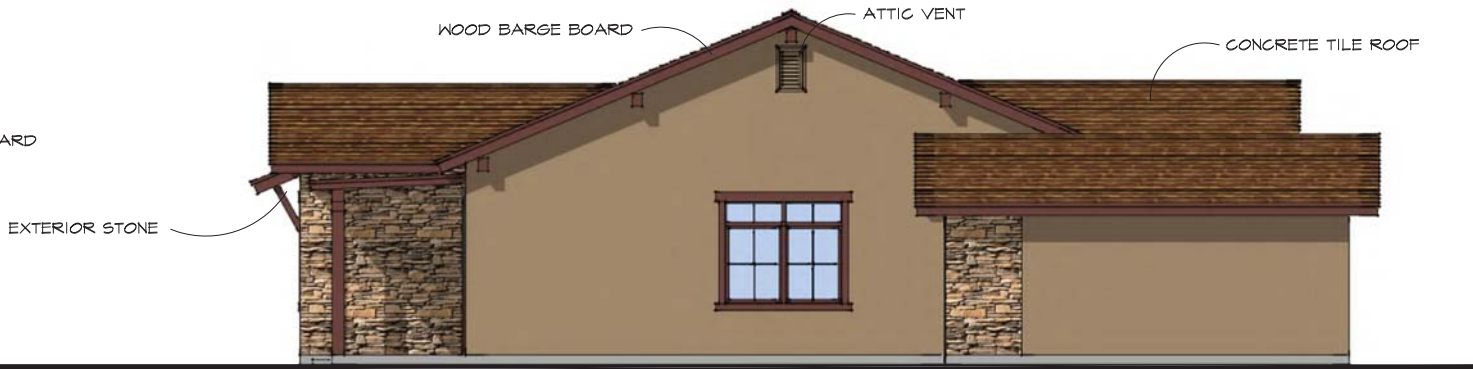
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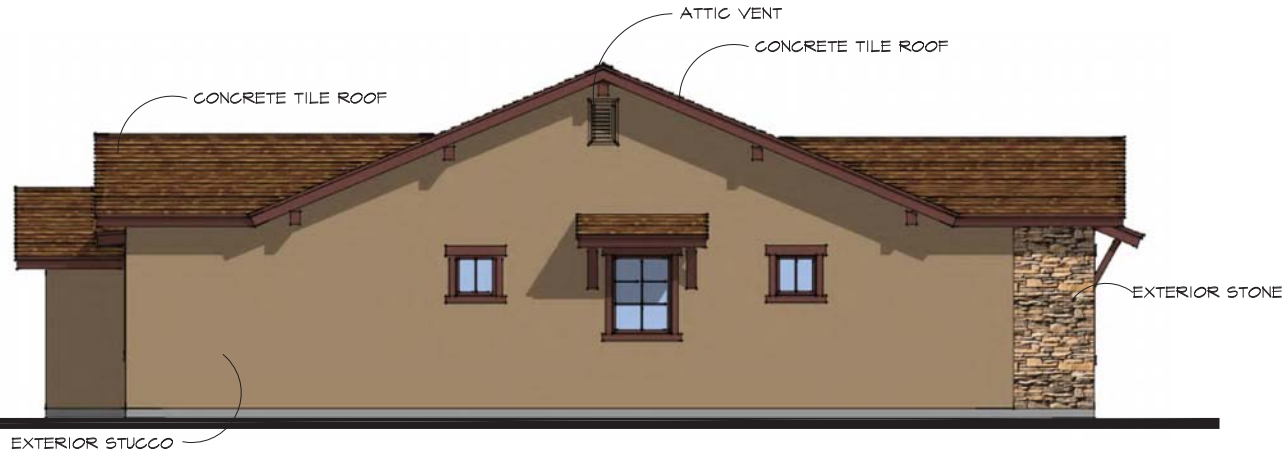
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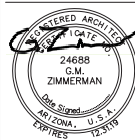
RIGHT SIDE ELEVATION (PLAN "3" ELEVATION "C")



REAR ELEVATION (PLAN "3" ELEVATION "C")



LEFT SIDE ELEVATION (PLAN "3" ELEVATION "C")



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SHEET NO.:

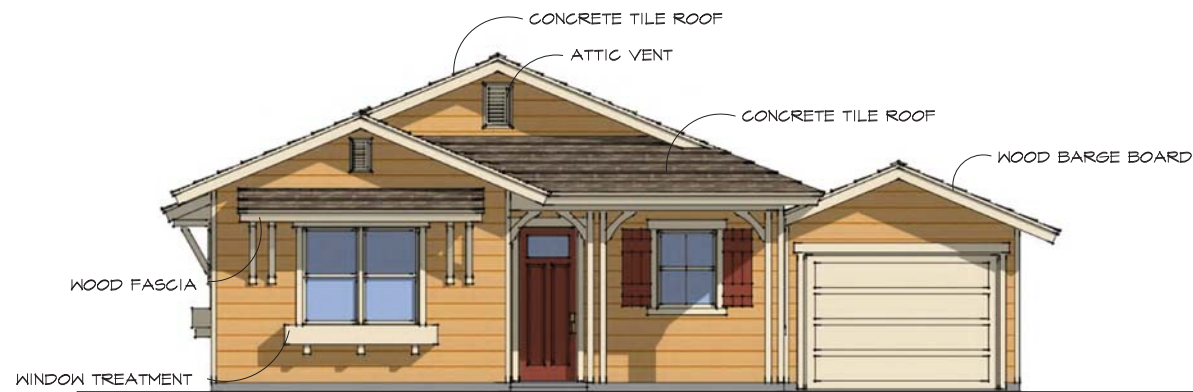
Colored Elevations  
Plan #3 Elevation "C"

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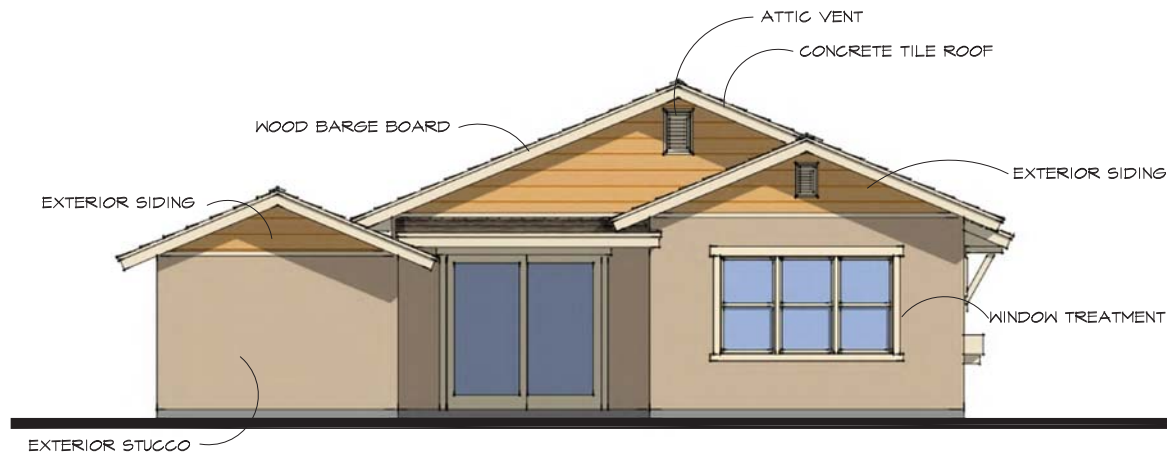
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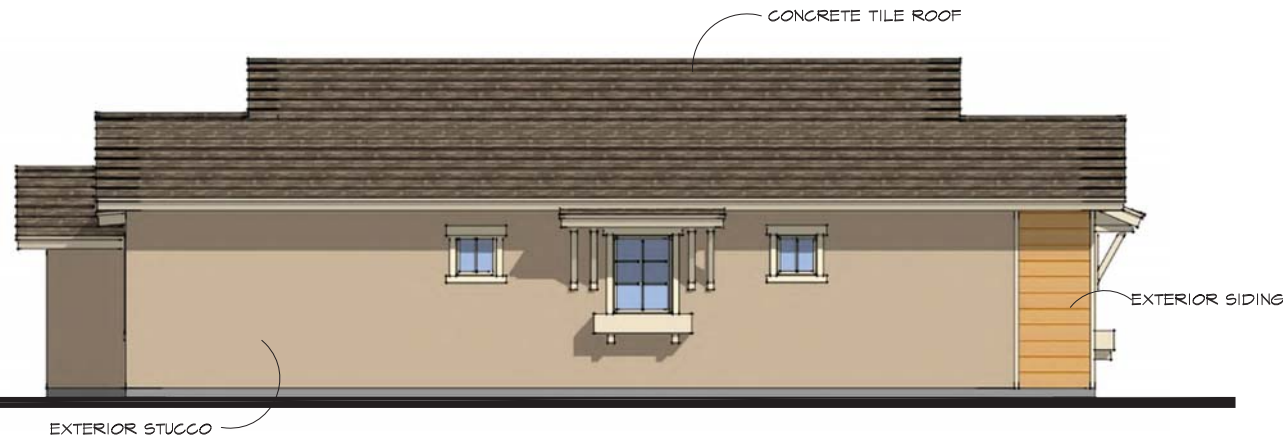
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RIGHT SIDE ELEVATION (PLAN "3" ELEVATION "D")



REAR ELEVATION (PLAN "3" ELEVATION "D")



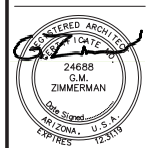
LEFT SIDE ELEVATION (PLAN "3" ELEVATION "D")

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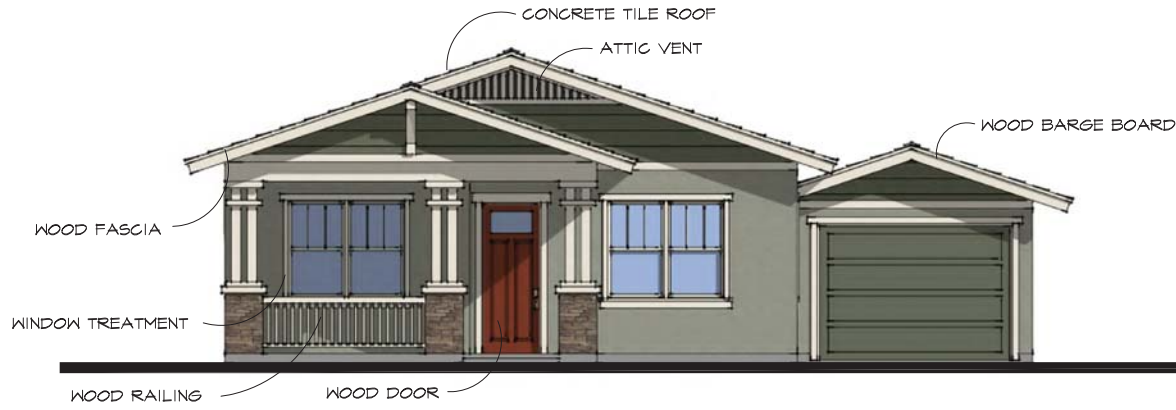
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Colored Elevations  
Plan #3 Elevation "D"



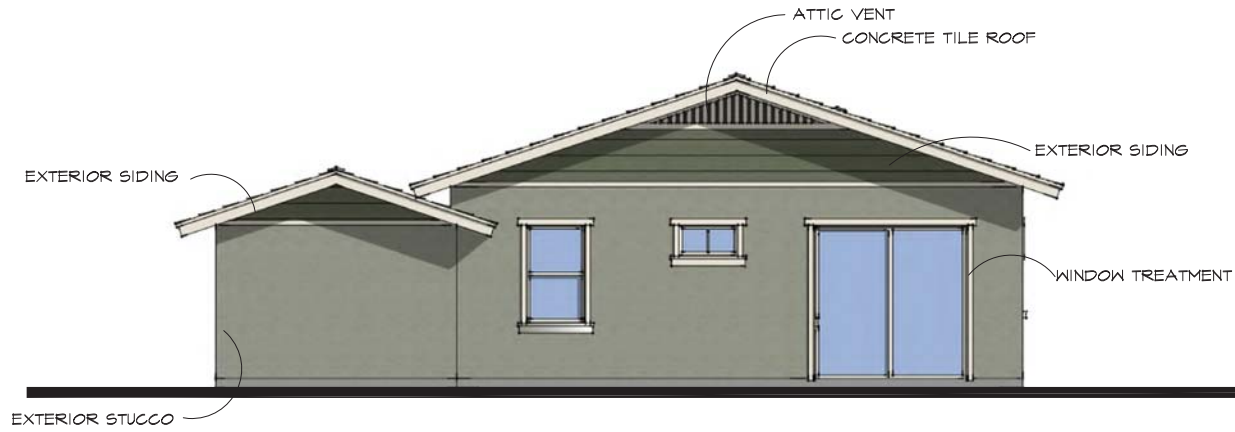
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FILE NAME:  
DATE:  
SHEET NO.:



FRONT ELEVATION (PLAN "4" ELEVATION "E")



RIGHT SIDE ELEVATION (PLAN "4" ELEVATION "E")



REAR ELEVATION (PLAN "4" ELEVATION "E")



LEFT SIDE ELEVATION (PLAN "4" ELEVATION "E")

△	BY:
△	DATE:
△	BY:
△	DATE:
△	BY:
△	DATE:
△	BY:
△	DATE:

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Colored Elevations  
Plan #4 Elevation "E"



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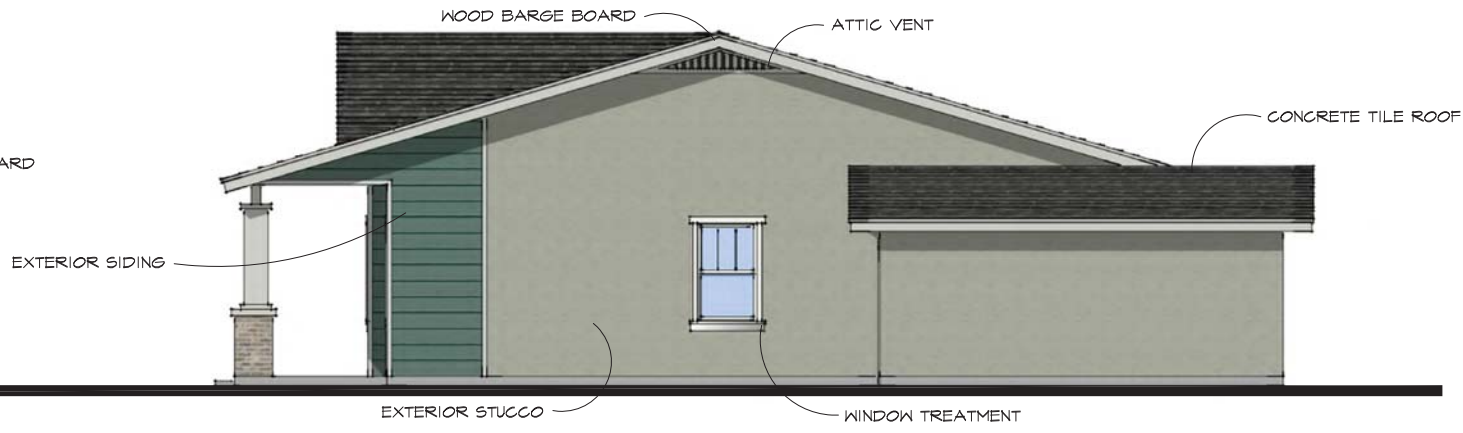
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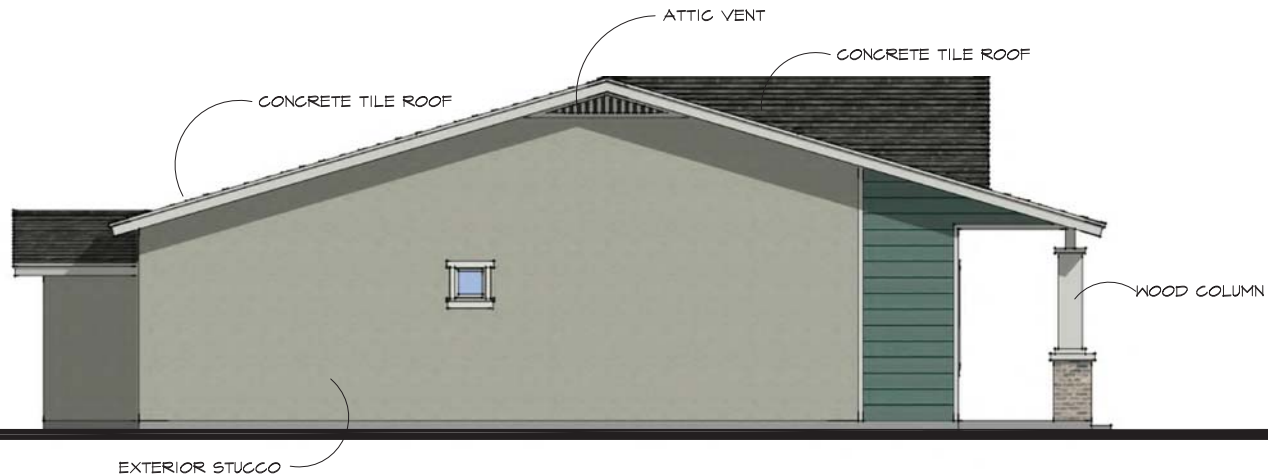
FRONT ELEVATION (PLAN "4" ELEVATION "F")



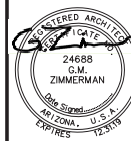
RIGHT SIDE ELEVATION (PLAN "4" ELEVATION "F")



REAR ELEVATION (PLAN "4" ELEVATION "F")



LEFT SIDE ELEVATION (PLAN "4" ELEVATION "F")



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PROJECT NO.:  
FILE NAME:  
DATE:  
SHEET NO.:

Colored Elevations

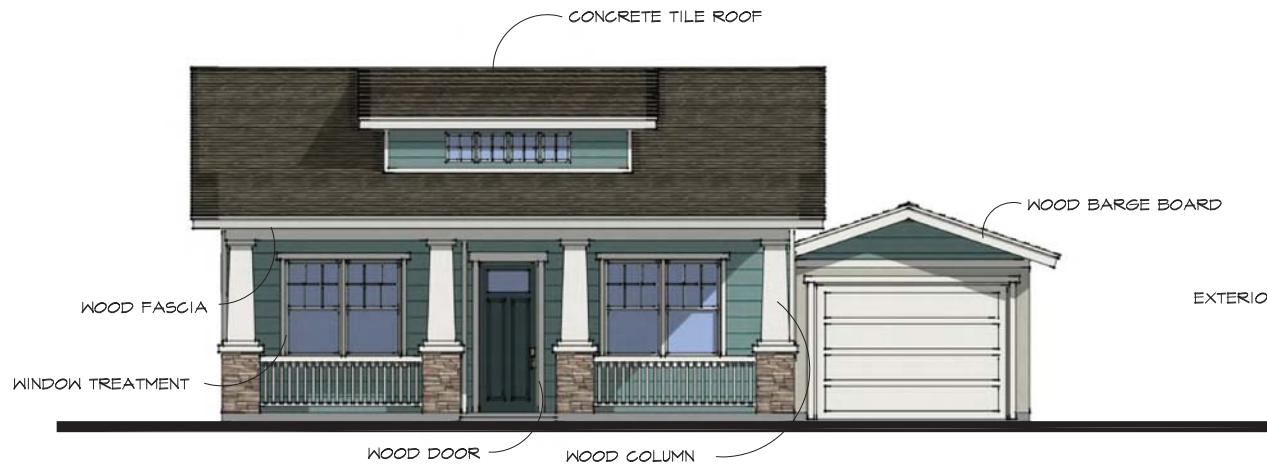
Plan #4 Elevation "F"

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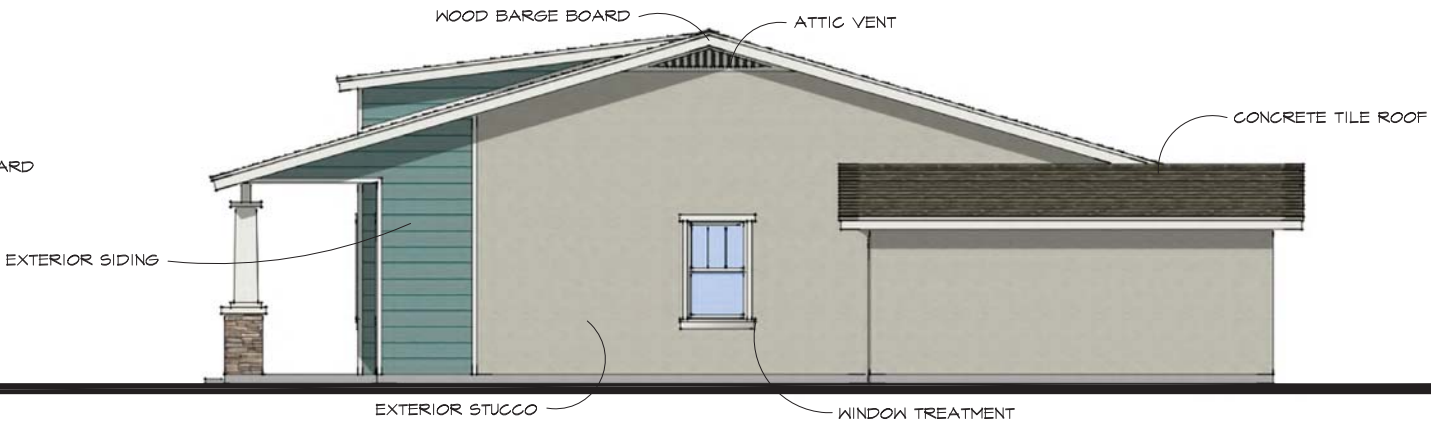
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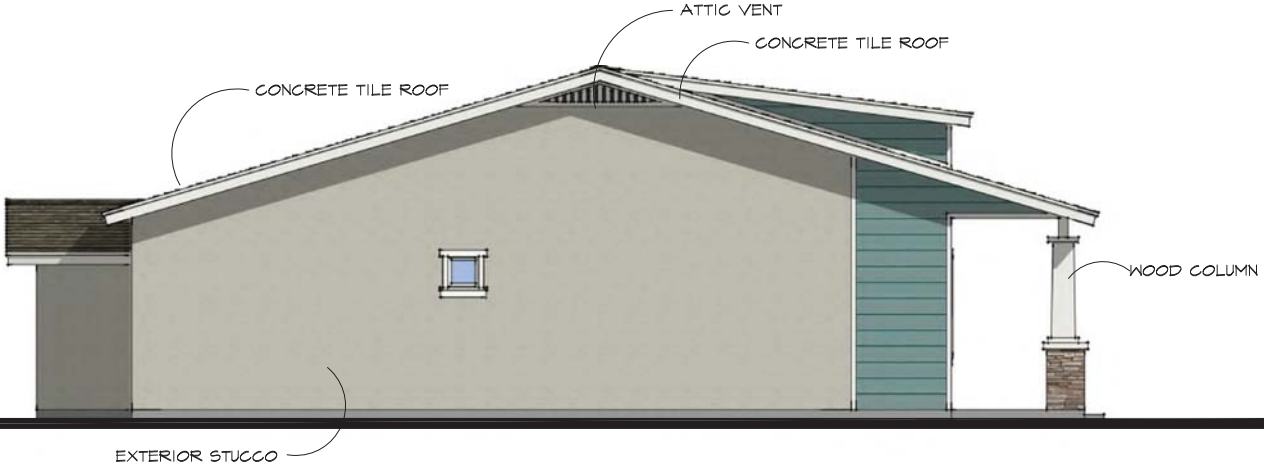
FRONT ELEVATION (PLAN "4" ELEVATION "G")



RIGHT SIDE ELEVATION (PLAN "4" ELEVATION "G")



REAR ELEVATION (PLAN "4" ELEVATION "G")



LEFT SIDE ELEVATION (PLAN "4" ELEVATION "G")

△	BY:	DATE:
△	BY:	DATE:
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△	BY:	DATE:
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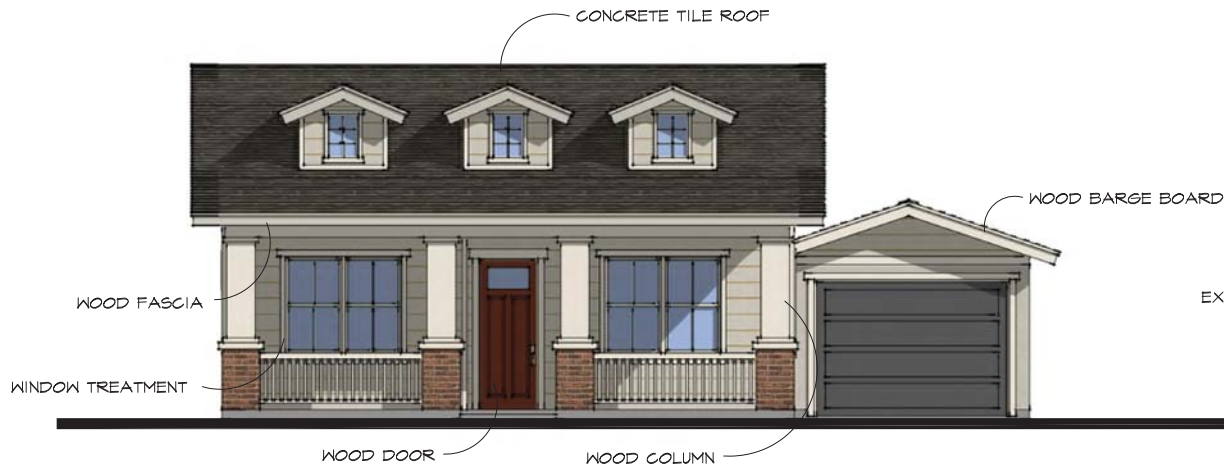
Colored Elevations  
Plan #4 Elevation "G"



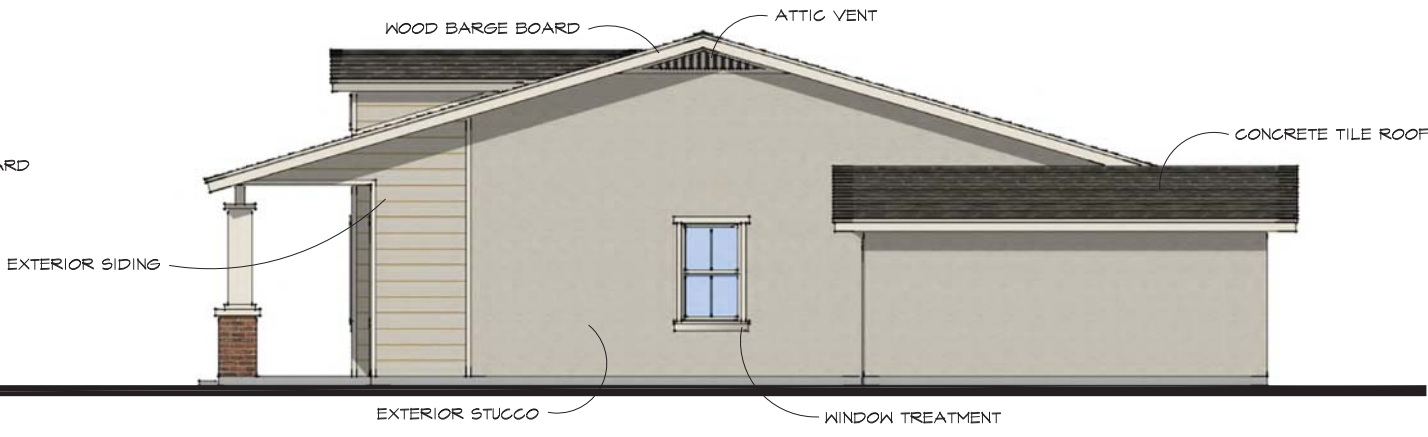
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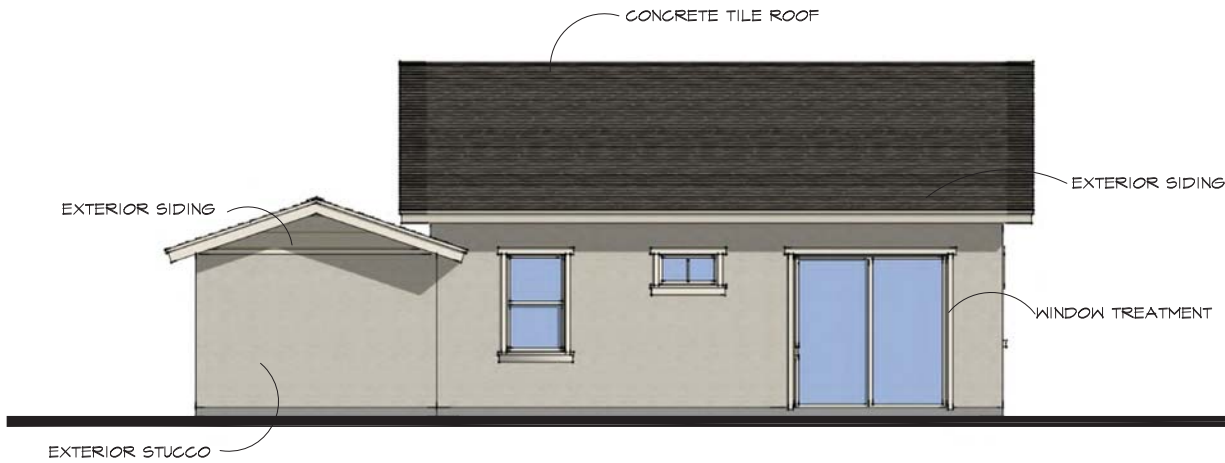
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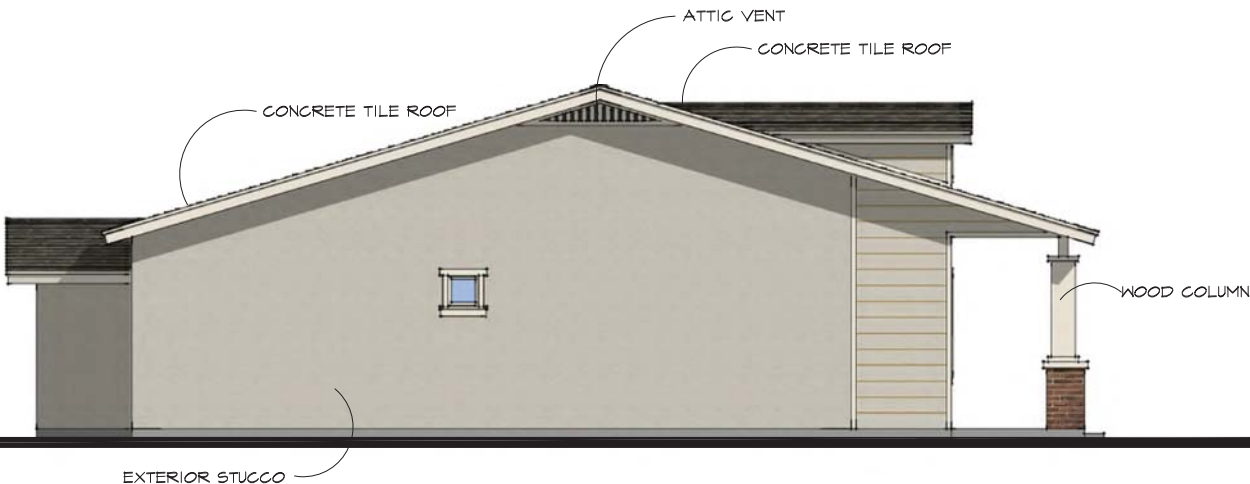
FRONT ELEVATION (PLAN "4" ELEVATION "H")



RIGHT SIDE ELEVATION (PLAN "4" ELEVATION "H")



REAR ELEVATION (PLAN "4" ELEVATION "H")



LEFT SIDE ELEVATION (PLAN "4" ELEVATION "H")



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PROJECT NO.:  
FILE NAME:  
DATE:  
SHEET NO.:

Colored Elevations

Plan #4 Elevation "H"

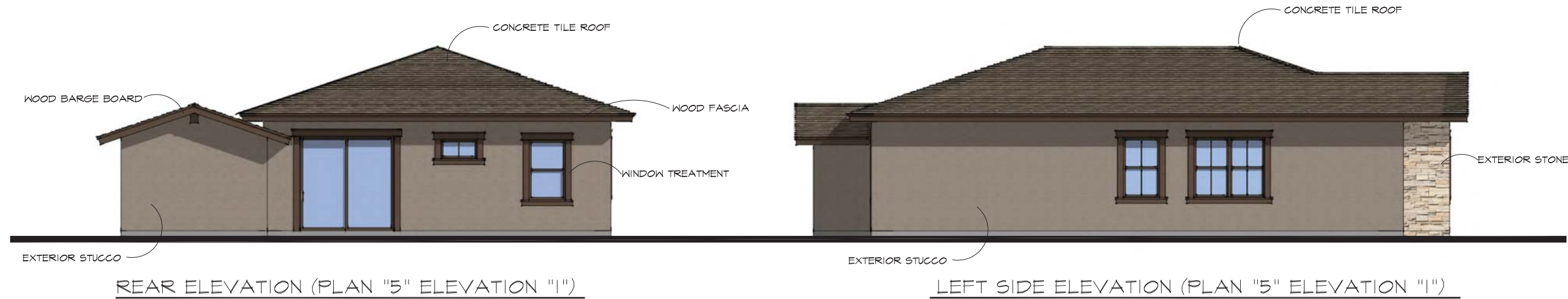
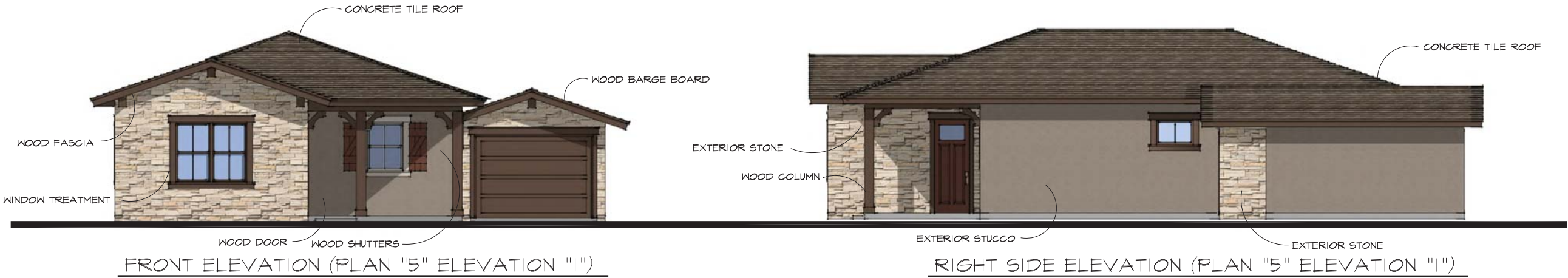
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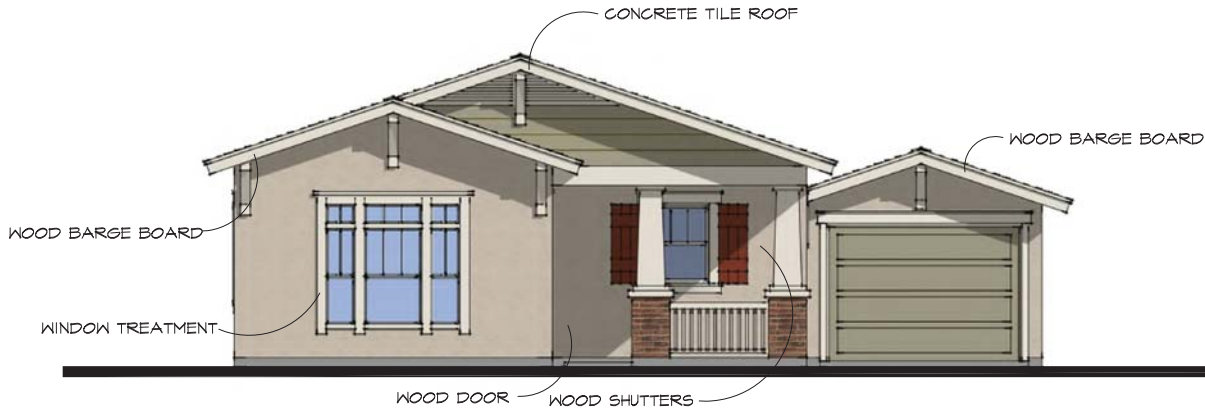
Colored Elevations  
Plan #5 Elevation "1"

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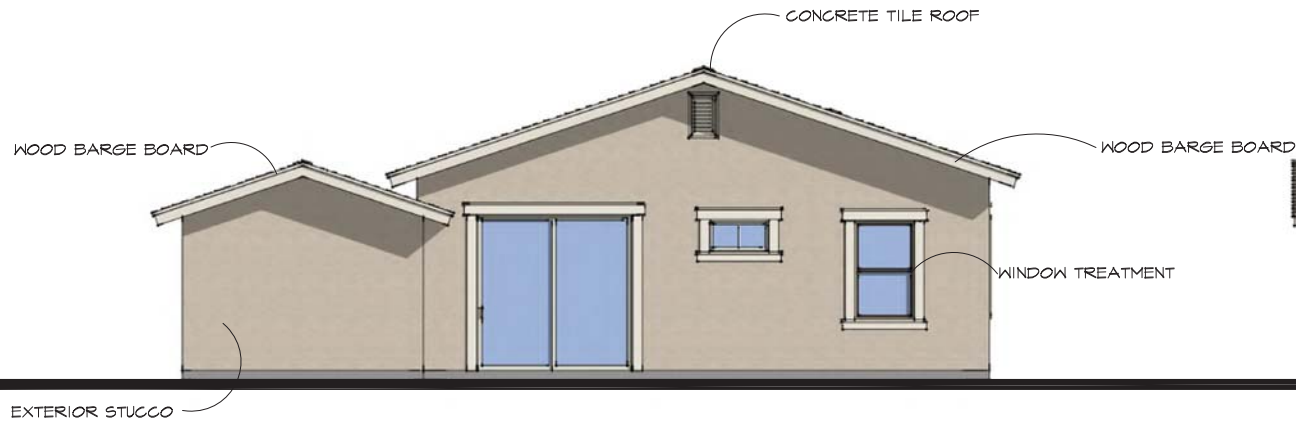
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FRONT ELEVATION (PLAN "5" ELEVATION "J")



RIGHT SIDE ELEVATION (PLAN "5" ELEVATION "J")



REAR ELEVATION (PLAN "5" ELEVATION "J")



LEFT SIDE ELEVATION (PLAN "5" ELEVATION "J")

△	BY:
△	DATE:
△	BY:
△	DATE:
△	BY:
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Colored Elevations  
Plan #5 Elevation "J"



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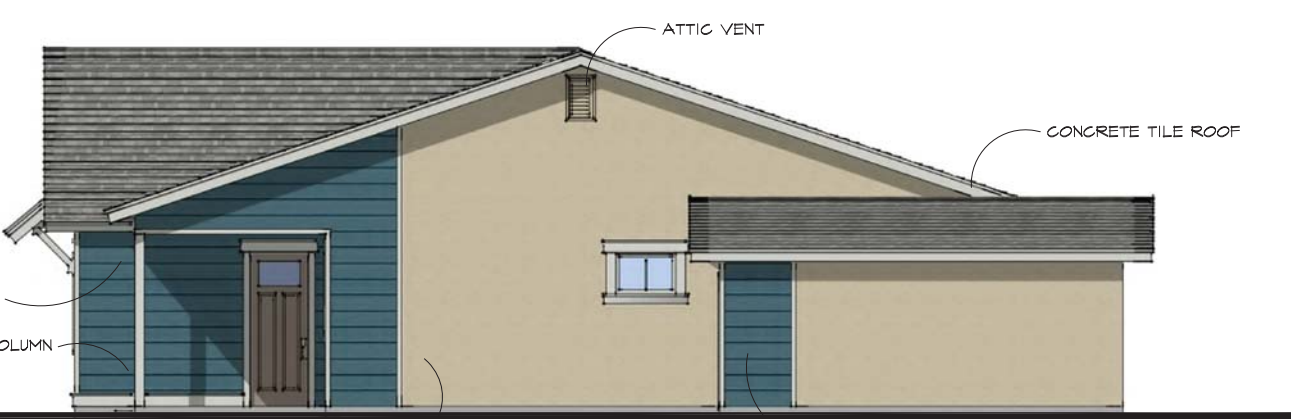
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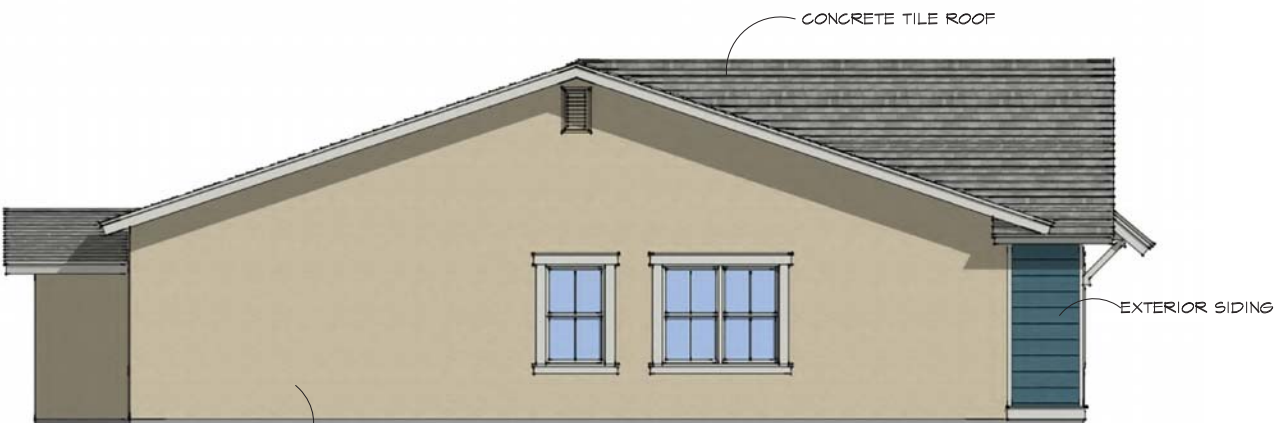
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RIGHT SIDE ELEVATION (PLAN "5" ELEVATION "K")



REAR ELEVATION (PLAN "5" ELEVATION "K")



LEFT SIDE ELEVATION (PLAN "5" ELEVATION "K")

△	BY:
△	DATE:
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△	DATE:
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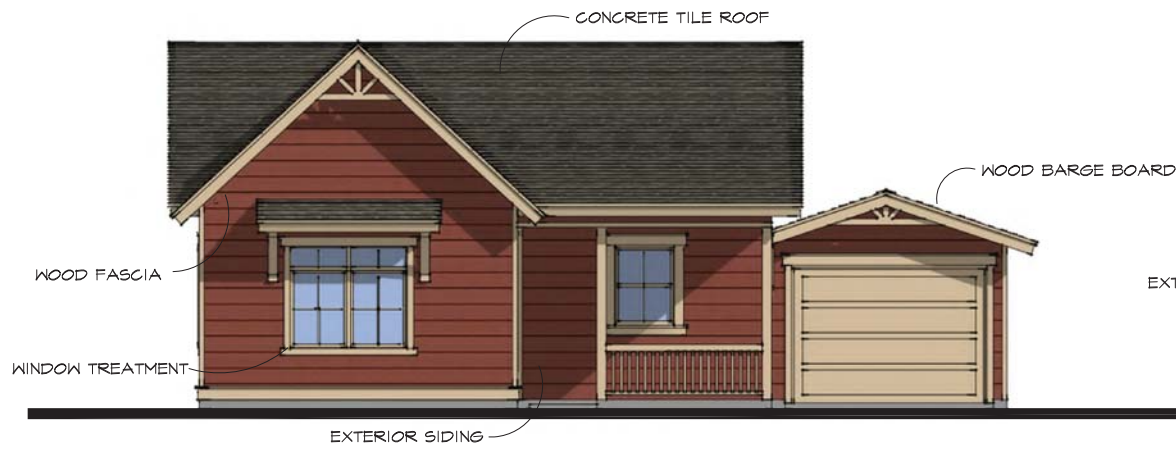
Colored Elevations  
Plan #5 Elevation "K"



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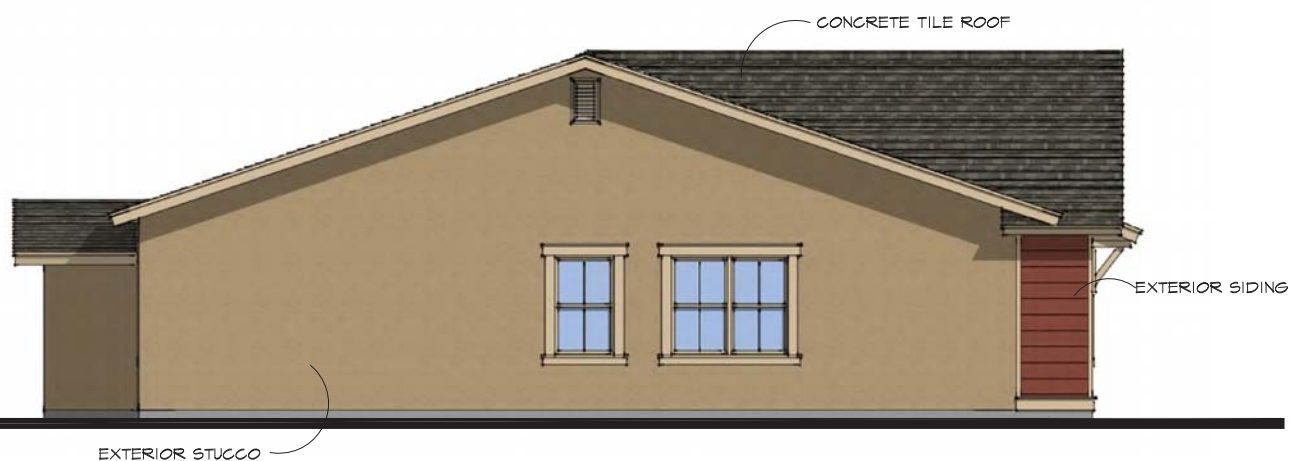
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RIGHT SIDE ELEVATION (PLAN "5" ELEVATION "L")



REAR ELEVATION (PLAN "5" ELEVATION "L")



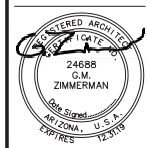
LEFT SIDE ELEVATION (PLAN "5" ELEVATION "L")

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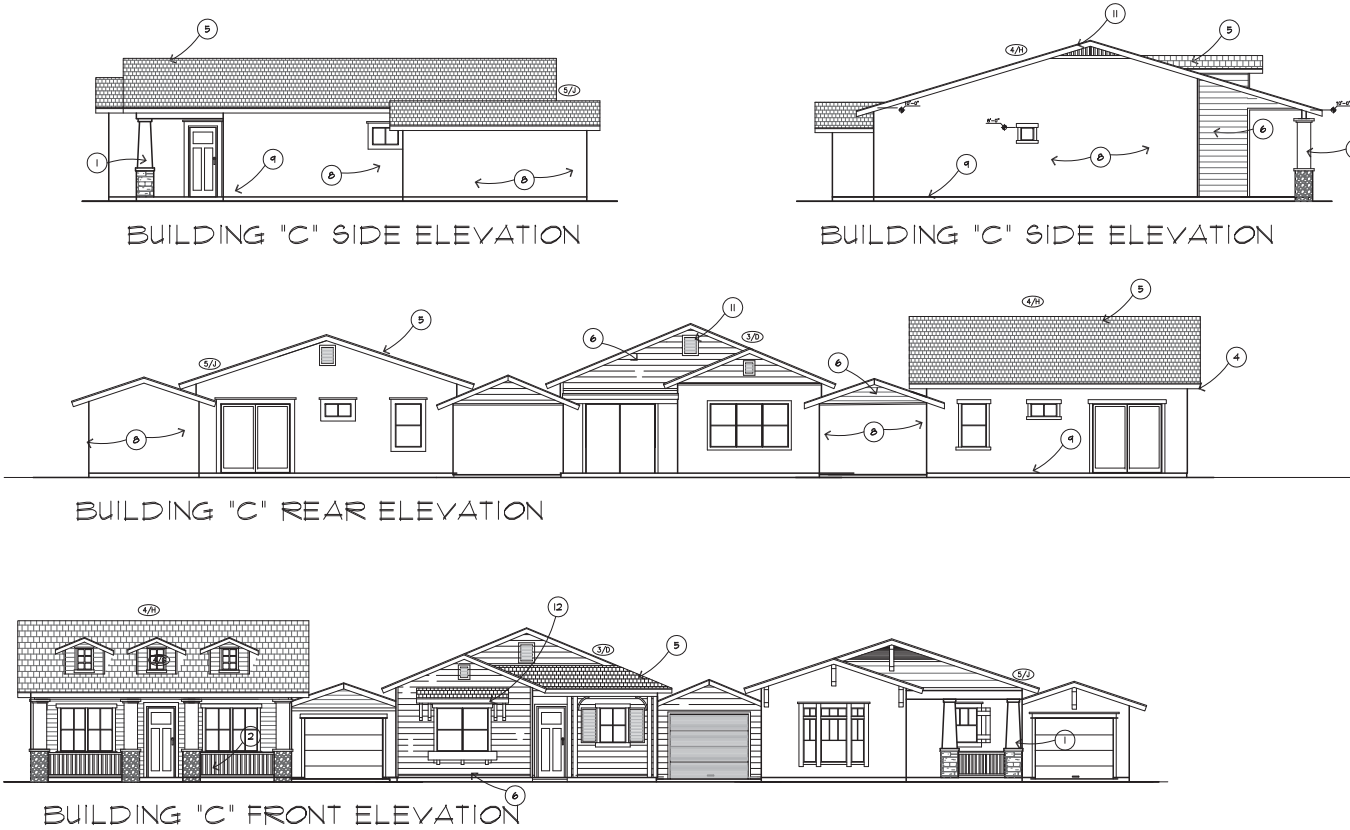
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Gilbert, Arizona

Colored Elevations  
Plan #5 Elevation "L"



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DATE:  
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BUILDING "C"

- Elevation Key Notes**
1. WOOD POST-SEE DETAILS.
  2. WOOD PORCH RAILING-SEE DETAILS.
  3. STONE VENEER COLUMN.
  4. WOOD FASCIA/BARGE BOARD-SEE DETAILS.
  5. CONCRETE TILE ROOF-SEE SPECS.
  6. SIDING MATERIAL EXTERIOR WALL SYSTEM-SEE SPECS.
  7. BRICK VENEER COLUMN.
  8. STUCCO EXTERIOR WALL SYSTEM-SEE SCHEDULE AND SPECS.
  9. FINISH FLOOR LINE-SEE CIVIL.
  10. WOOD WINDOW TREATMENT-SEE DETAILS.
  11. WOOD ROOF VENT WITH 2X WOOD TRIM-SEE ROOF PLANS FOR ATTIC VENTILATION INFORMATION AND SIZES.
  12. WOOD WINDOW AWNING.
  13. WINDOW AWNING AT STREET SIDE ELEVATION.
  14. FRAME BAY WINDOW.

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Gilbert, Arizona

Building Elevations-C  
1/8" = 1'-0"



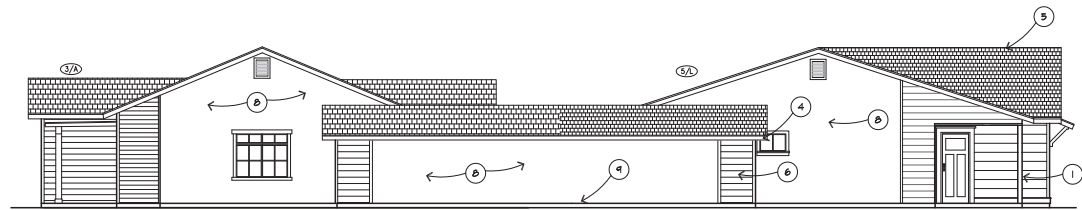
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FILE NAME: hampton elevs CJK  
DATE: 3-30-18  
SHEET NO.: 12-3118

A20

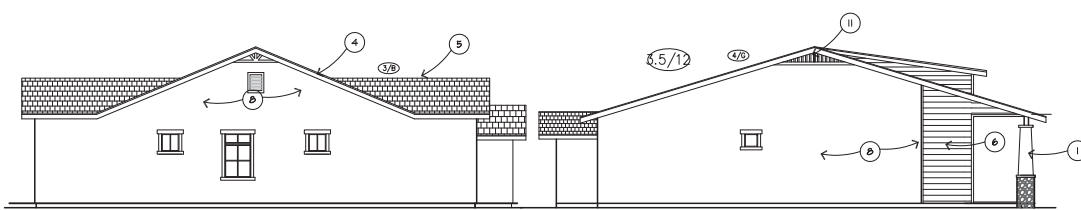
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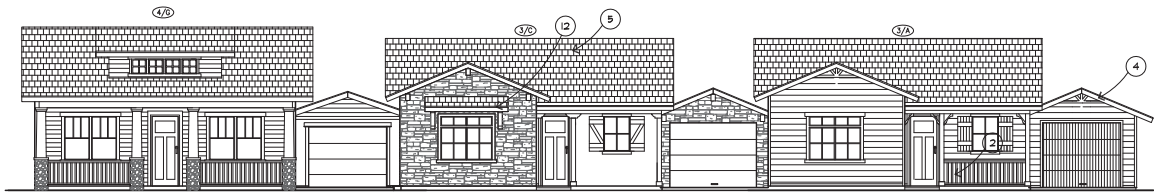




BUILDING "E" SIDE ELEVATION



BUILDING "E" SIDE ELEVATION

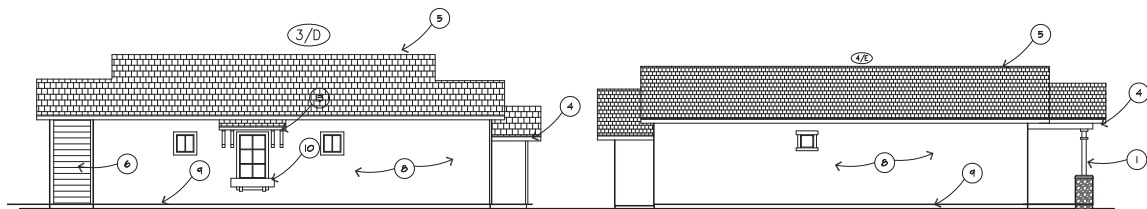


BUILDING "E"

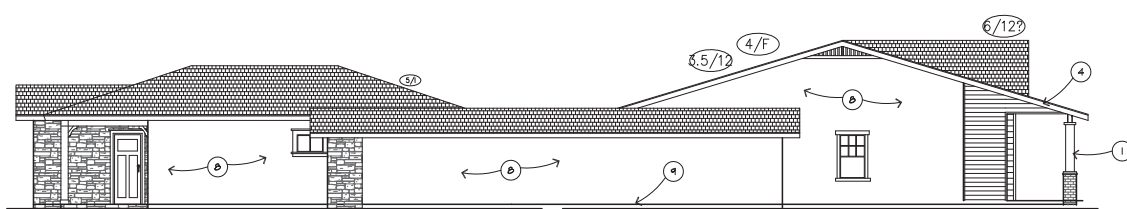
BUILDING "E" FRONT ELEVATION



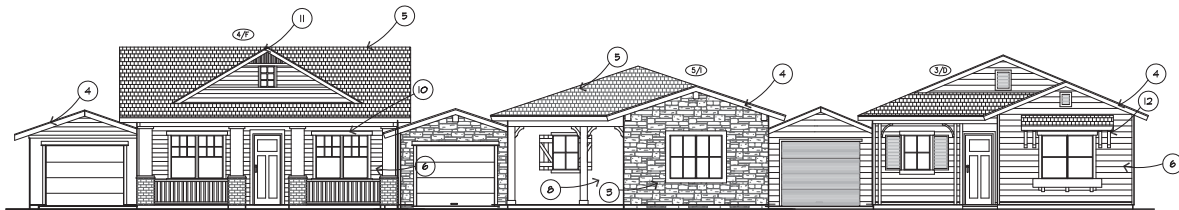
BUILDING "E" FRONT ELEVATION



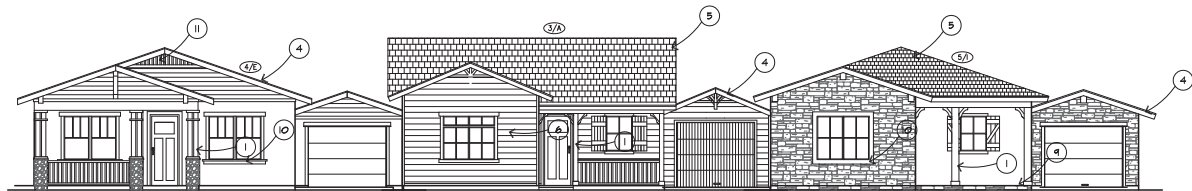
BUILDING "H" SIDE ELEVATION



BUILDING "H" SIDE ELEVATION



BUILDING "H" FRONT ELEVATION



BUILDING "H" FRONT ELEVATION

BUILDING "H"

- Elevation Key Notes**
1. WOOD POST OR COLUMN-SEE DETAILS.
  2. PORCH RAILINGS-SEE DETAILS.
  3. STONE VENEER COLUMN.
  4. WOOD FASCIA/BARGE BOARD-SEE DETAILS.
  5. CONCRETE TILE ROOF-SEE SPECS.
  6. SIDING MATERIAL EXTERIOR WALL SYSTEM-SEE SPECS.
  7. BRICK VENEER COLUMN.
  8. STUCCO EXTERIOR WALL SYSTEM-SEE SCHEDULE AND SPECS.
  9. FINISH FLOOR LINE-SEE CIVIL.
  10. WINDOW TREATMENT-SEE DETAILS.
  11. ROOF VENT - SEE DETAILS.
  12. WINDOW AWNING SEE DETAILS.
  13. WINDOW AWNING AT STREET SIDE ELEVATION.

- Elevation General Notes**
- A. ALL WINDOW DOOR RAILING AND ARCHITECTURAL FEATURES ARE DETAILED ON 1/4 SCALE ELEVATION PLANS-SEE THESE SHEETS FOR DIMENSIONS, MATERIALS AND ADDITIONAL INFORMATION.
- B. ALL ROOF TILE STYLES, COLORS AND GENERAL INFORMATION IS ON COLOR BOARD. OWNER TO PROVIDE.
- C. SEE 1/4 SCALE FLOOR AND ELEVATION PLANS FOR EXTERIOR COMPOSITE SIDING, TRIM AND ARCHITECTURAL FEATURE MATERIAL.
- D. SEE 1/4 SCALE ELEVATIONS FOR BUILDING HEIGHT EACH UNIT.



DRAWN BY: GMZ  
CHECKED BY: GMZ  
PROJECT NO: hampton  
FILE NAME: hampton elev H,E  
DATE: 3-30-18  
SHEET NO: 24688  
SHEET NO:

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Building Elevations E,H  
1/8" = 1'-0"

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BUILDING "L"



BUILDING "J"

- ## ① Elevation
- ### Key Notes
1. WOOD POST-SEE DETAILS.
  2. WOOD ROOF RAILING-SEE DETAILS.
  3. STUD VENEER COLUMN.
  4. WOOD FASCIA/BOARD-SEE DETAILS.
  5. CONCRETE TILE ROOF-SEE SPECS.
  6. SIDING MATERIAL EXTERIOR WALL SYSTEM-SEE SPECS.
  7. BRICK VENEER COLUMN.
  8. STUCCO EXTERIOR WALL SYSTEM-SEE SPECIFICATIONS AND DETAIL.
  9. FINISH FLOOR LINE-SEE CIVIL.
  10. WOOD WINDOW TREATMENT-SEE DETAILS.
  11. WOOD ROOF VENT 2X4 WOOD TRIM-SEE ROOF PLANS FOR ATTIC VENTILATION INFORMATION AND SIZES.
  12. WOOD WINDOW LINING.
  13. WINDOW LINING AT STREET SIDE ELEVATION.
  14. FRAME BAY WINDOW.

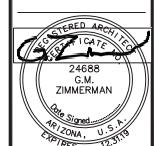
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PROJECT NO. elevations L,J  
FILE NAME hampton elevations  
DATE 3-30-18  
SIZE-30x42  
SHEET NO.

A22

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# Hampton Court

Building Elevations L,J  
1/8" = 1'-0"



# G.M. Zimmerman - Architect

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Elevation 5L



Kichler 49552BKT

Textured Black

Width: 5.75"

Height: 12.00"

Elevations 3 C



## Quoizel SNN8406

Finish: *Palladian Bronze*

Elevation 4G



Quoizel SNN8406

Finish: *Fresco*



Elevations 3A



Millennium Lighting 5390-GA Galvanized R Series 1 Light Outdoor Wall Sconce - 8.5 Inches Wide

Elevations 3B



Progress Lighting

P560004-135

Union Square Collection One-Light Small Wall-Lantern

Elevation 3D

---



## Hinkley Lighting 2230

---

Finish: ***Oil Rubbed Bronze***

Hinkley Lighting 2230 11.75" Height 1 Light Lantern



Elevation 4E



**P5605-31**

**Endicott Collection One-light small wall lantern**

**7 ¼" x 10 ½" tall**



Kichler 49384OZ Olde Bronze Manningham Collection 1 Light 11" Outdoor Wall Light

Elevations 5J



Kichler 49450AGZ Aged Bronze Soria Collection 1 Light 12" Outdoor Wall Light



Elevations 4H

---



Progress Lighting P560031

---

Finish: ***Black***

Elevation 5J

---



## Progress Lighting P6043

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Finish: ***Antique Bronze***

6.25" x 11.6"

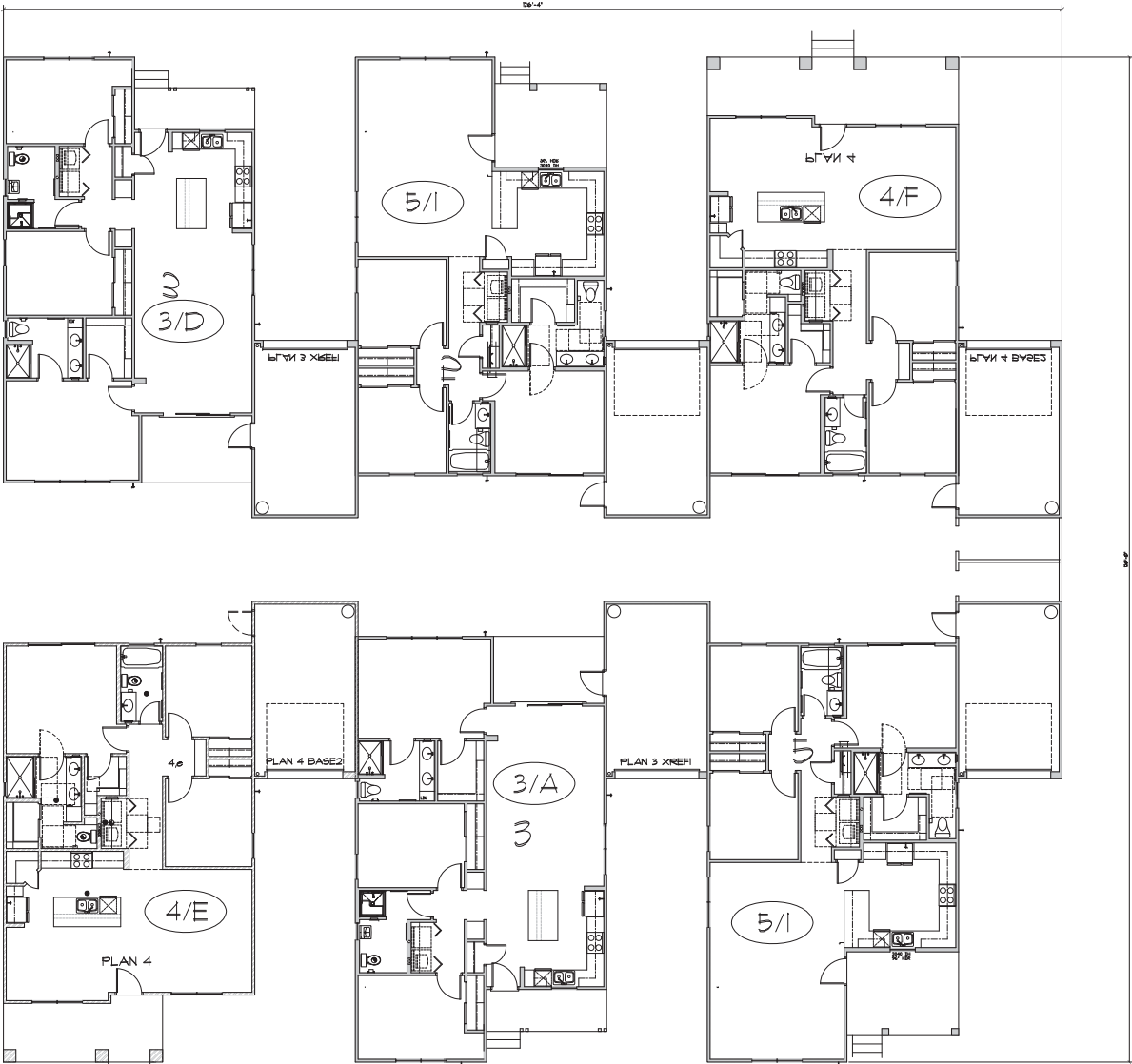
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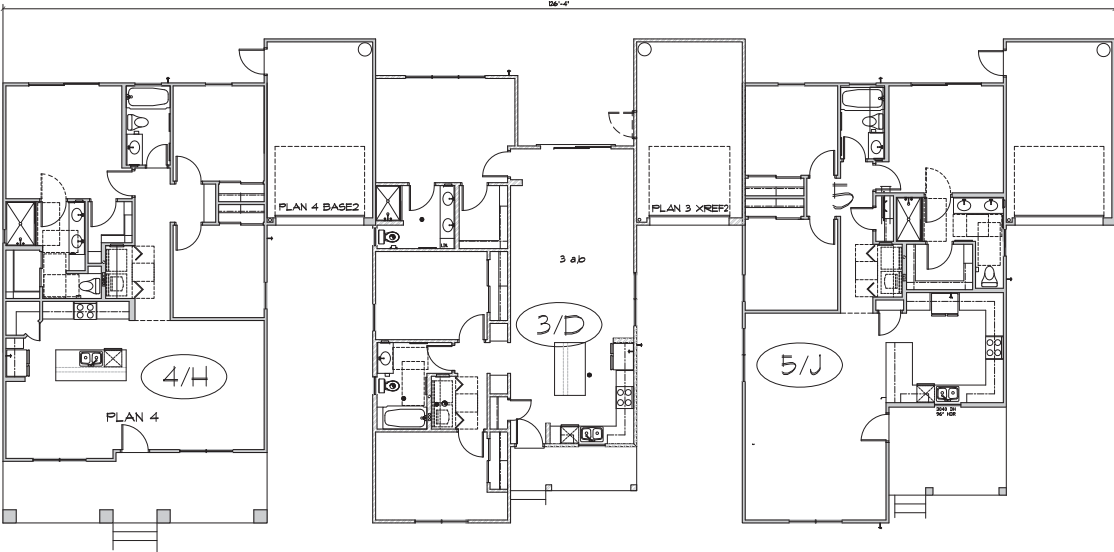


Designers Fountain 32021-SB Satin Bronze Stonyridge Single Light 13" Tall Outdoor Wall Sconce with a Seedy Glass Shade





BUILDING "H"



BUILDING "C"

- BUILDING PLAN KEY NOTES:**
- 1. TYP. EXTERIOR WALL CONSTRUCTION. SEE ELEVATIONS AND DETAILS FOR SPECIFIC WALL FINISHES AND WALL SCHEDULE ON THIS SHEET FOR ASSEMBLY.
  - 2. 3/4" FORCH, SLOPE 1/8" FOR DRAIN. STRUCTURAL PLANS FOR DETAILS.
  - 4. 1 HOUR WALL CONSTRUCTION TYPICAL BETWEEN UNIT AND ADJACENT GARAGE SEE WALL ASSEMBLY SCHEDULE THIS SHEET.
  - 5. SEE FINISH SCHEDULE ON UNIT FLOOR PLANS FOR FLOOR, WALL AND CEILING FINISHES AND MATERIALS.
  - 6. CONCRETE GARAGE FLOOR SLOPE 1/8" PER FOOT FRONT TO BACK- SEE STRUCTURAL FOR DETAILS.
  - 1. FIRE RISER LOCATION, SEE FIRE SPRINKLER DRAWINGS

- GENERAL NOTES:**
- A. ALL UNITS TO BE 1 HOUR RATED AT COMMON WALLS, SEE DETAIL.
  - B. ALL FIRE RATED PARTITIONS, WALLS, CEILING ASSEMBLIES MUST BE FIRE SEALED IN ACCORDANCE W/ IBC, ALSO SEE DETAILS FOR SPECIFIC ASSEMBLIES.
  - C. 1. ALL NON-BEARING WALLS TO BE 2x4 AT 24" O.C. W/ 5/8" GYP. BOARD EACH SIDE OF WALL UNO.
  - E.P.T. SLAB CONSTRUCTION: (SEE STRUCTURAL FOUNDATION DWG'S), ON TERNITE TREATED SOIL TO COMPLY WITH SOILS REPORT.
  - F. SEE STRUCTURAL PLANS FOR HOLDINGS AT FOUNDATION.
  - G. FIRESTOPS MUST BE LOCATED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL. FIRESTOPS MUST E PROVIDED AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVERED CEILINGS.
  - SEE PAGE A9 FOR ADDITIONAL FIRE PARTITION AND SEPERATION INFORMATION.

WALL LEGEND
SEE DETAILS FOR TYPICAL EXTERIOR WALL ASSEMBLY, STUD SPACING AND THICKNESS.
DENOTES 1 HOUR RATED COMMON WALL. SEE DETAILS FOR ASSEMBLY, STUD SPACING AND THICKNESS.
SEE DETAILS FOR TYPICAL INTERIOR WALL ASSEMBLY, STUD SPACING AND THICKNESS.
DENOTES 1 HOUR RATED OCCUPANCY SEPARATION WALL. SEE DETAILS FOR ASSEMBLY, STUD SPACING AND THICKNESS.

BY: -	DATE:
BY: -	DATE:
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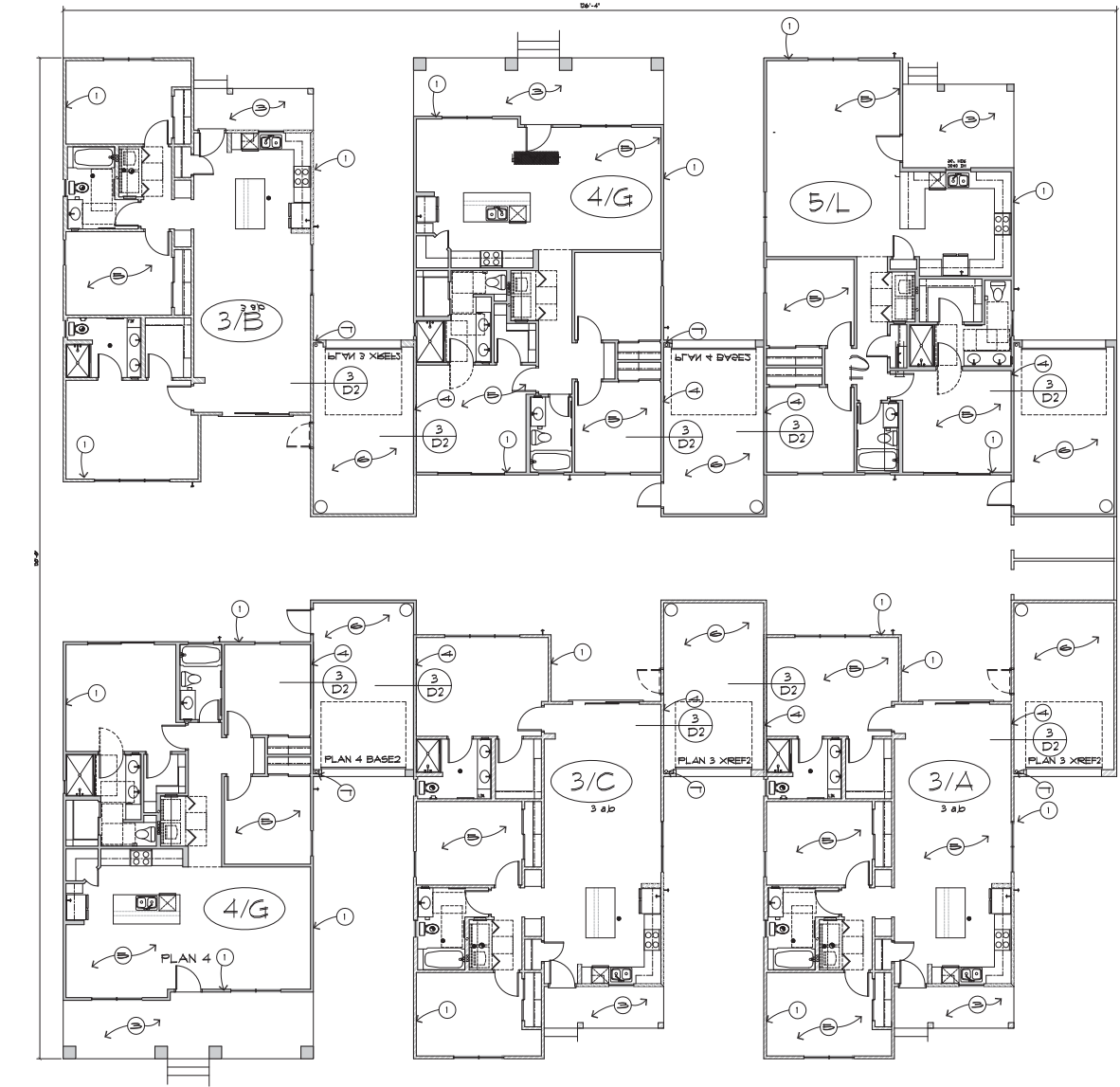
Hampton Court  
Gilbert, Arizona

Buildings "C,H" Plan  
1/8" = 1'-0"

NOT FOR CONSTRUCTION



DRAWN BY: GP/TZ  
CHECKED BY: GP/TZ  
PROJECT NO: Hampton Court  
FILE NAME: Bldg C.D  
DATE: 3-30-18  
REVISED:  
SHEET NO:



BUILDING "E"

- BUILDING PLAN KEY NOTES:**
- 1. TYP. EXTERIOR WALL CONSTRUCTION. SEE ELEVATIONS AND DETAILS FOR SPECIFIC WALL FINISHES AND WALL SCHEDULE ON THIS SHEET FOR ASSEMBLY.
  - 2. PORCH, SLOPE 1/8" FOR DRAIN. STRUCTURAL PLANS FOR DETAILS.
  - 3. 1 HOUR WALL CONSTRUCTION TYPICAL BETWEEN UNIT AND ADJACENT GARAGE. SEE WALL ASSEMBLY SCHEDULE THIS SHEET.
  - 4. SEE FINISH SCHEDULE ON UNIT FLOOR PLANS FOR FLOOR, WALL, AND CEILING FINISHES AND MATERIALS.
  - 5. CONCRETE GARAGE FLOOR, SLOPE 1/8" PER FOOT FRONT TO BACK. SEE STRUCTURAL FOR DETAILS.
  - 6. FIRE RISER LOCATION. SEE FIRE SPRINKLER DRAWINGS.

- GENERAL NOTES:**
- A. ALL UNITS TO BE 1 HOUR RATED AT COMMON WALLS, SEE DETAILS.
  - B. ALL FIRE RATED PARTITIONS, WALLS, CEILING ASSEMBLIES MUST BE FIRE SEALED IN ACCORDANCE W/ IBC. ALSO SEE DETAILS FOR SPECIFIC ASSEMBLIES.
  - C. ALL NON-BEARING WALLS TO BE 2x4 AT 24" O.C. W/ 5/8" GYP. BOARD EACH SIDE OF WALL UNO.
  - D. P.T. SLAB CONSTRUCTION. (SEE STRUCTURAL FOUNDATION DIAG'S) ON TERMITE TREATED SOIL TO COMPLY WITH SOILS REPORT.
  - E. SEE STRUCTURAL PLANS FOR HOLDDOWNS AT FOUNDATION.
  - F. FIRESTOPS MUST BE LOCATED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL. FIRESTOPS MUST E PROVIDED AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVERED CEILINGS.
  - G. SEE PAGE A9 FOR ADDITIONAL FIRE PARTITION AND SEPERATION INFORMATION.

WALL LEGEND
SEE DETAILS FOR TYPICAL EXTERIOR WALL ASSEMBLY, STUD SPACING AND THICKNESS.
DENOTES 1 HOUR RATED COMMON WALL, SEE DETAILS FOR ASSEMBLY, STUD SPACING AND THICKNESS.
SEE DETAILS FOR TYPICAL INTERIOR WALL ASSEMBLY, STUD SPACING AND THICKNESS.
DENOTES 1 HOUR RATED OCCUPANCY SEPERATION WALL, SEE DETAILS FOR ASSEMBLY, STUD SPACING AND THICKNESS.

BY: -	DATE: -
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BY: -	DATE: -
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Hampton Court  
Gilbert, Arizona

Building "E" Plan  
1/8" = 1'-0"



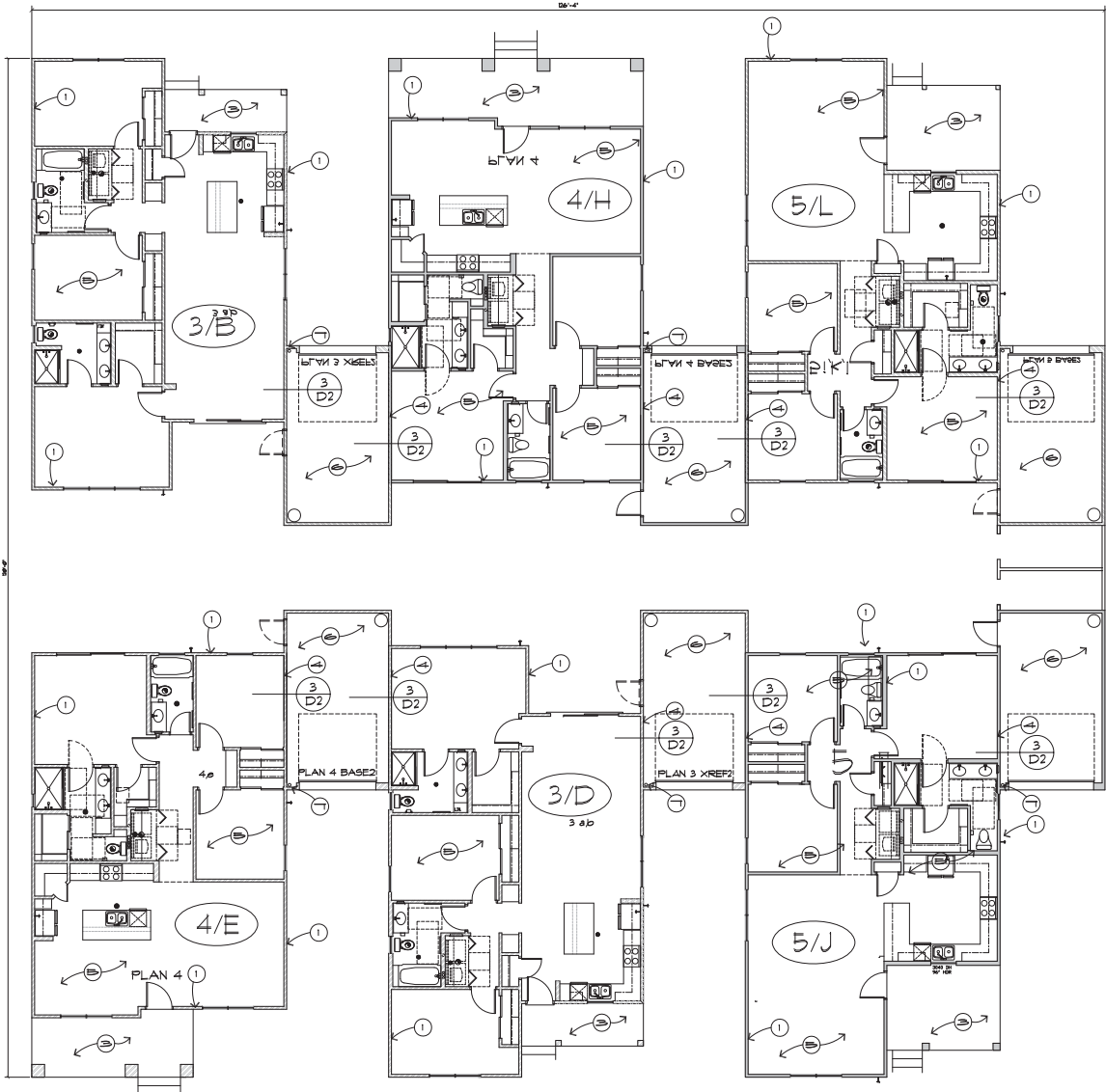
DRAWN BY: GP12  
CHECKED BY: GP12  
PROJECT NO: Hampton Court  
FILE NAME: Bldg E  
DATE: 3-30-18  
SHEET NO:

A17

G.M. Zimmerman - Architect

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BUILDING "L"



**BUILDING PLAN KEY NOTES:**  
1. TYP. EXTERIOR WALL CONSTRUCTION. SEE ELEVATIONS AND DETAILS FOR SPECIFIC WALL FINISHES AND WALL SCHEDULE ON THIS SHEET FOR ASSEMBLY.  
2.  
3. PORCH, SLOPE 1/8" FOR DRAIN. STRUCTURAL PLANS FOR DETAILS.  
4. 1 HOUR WALL CONSTRUCTION TYPICAL BETWEEN UNIT AND ADJACENT GARAGE SEE WALL ASSEMBLY SCHEDULE THIS SHEET.  
5. SEE FINISH SCHEDULE ON UNIT FLOOR PLANS FOR FLOOR, WALL AND CEILING FINISHES AND MATERIALS.  
6. CONCRETE GARAGE FLOOR, SLOPE 1/8" PER FOOT FRONT TO BACK - SEE STRUCTURAL FOR DETAILS.  
7. FIRE RISER LOCATION. SEE FIRE SPRINKLER DRAWINGS

**GENERAL NOTES:**  
A. ALL UNITS TO BE 1 HOUR RATED AT COMMON WALLS, SEE DETAILS.  
B. ALL FIRE RATED PARTITIONS, WALLS, CEILING ASSEMBLIES MUST BE FIRE SEALED IN ACCORDANCE W/ IBC, ALSO SEE DETAILS FOR SPECIFIC ASSEMBLIES.  
C.  
D. ALL NON-BEARING WALLS TO BE 2x4 AT 24" O.C. W/ 5/8" GYP. BOARD EACH SIDE OF WALL UNO.  
E. F.T. SLAB CONSTRUCTION. (SEE STRUCTURAL FOUNDATION DUG'S) ON TYPICAL TREATED SOIL TO COMPLY WITH SOILS REPORT.  
F. SEE STRUCTURAL PLANS FOR HOLDINGS AT FOUNDATION.  
G. FIRESTOPS MUST BE LOCATED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL. FIRESTOPS MUST E PROVIDED AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILING AND COVERED CEILING.  
SEE PAGE A9 FOR ADDITIONAL FIRE PARTITION AND SEPERATION INFORMATION.

WALL LEGEND
SEE DETAILS FOR TYPICAL EXTERIOR WALL ASSEMBLY, STUD SPACING AND THICKNESS.
DENOTES 1 HOUR RATED COMMON WALL, SEE DETAILS FOR ASSEMBLY, STUD SPACING AND THICKNESS.
SEE DETAILS FOR TYPICAL INTERIOR WALL ASSEMBLY, STUD SPACING AND THICKNESS.
DENOTES 1 HOUR RATED OCCUPANCY SEPERATION WALL, SEE DETAILS FOR ASSEMBLY, STUD SPACING AND THICKNESS.

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Hampton Court  
Gilbert, Arizona

Building "L" Plan  
1/8" = 1'-0"

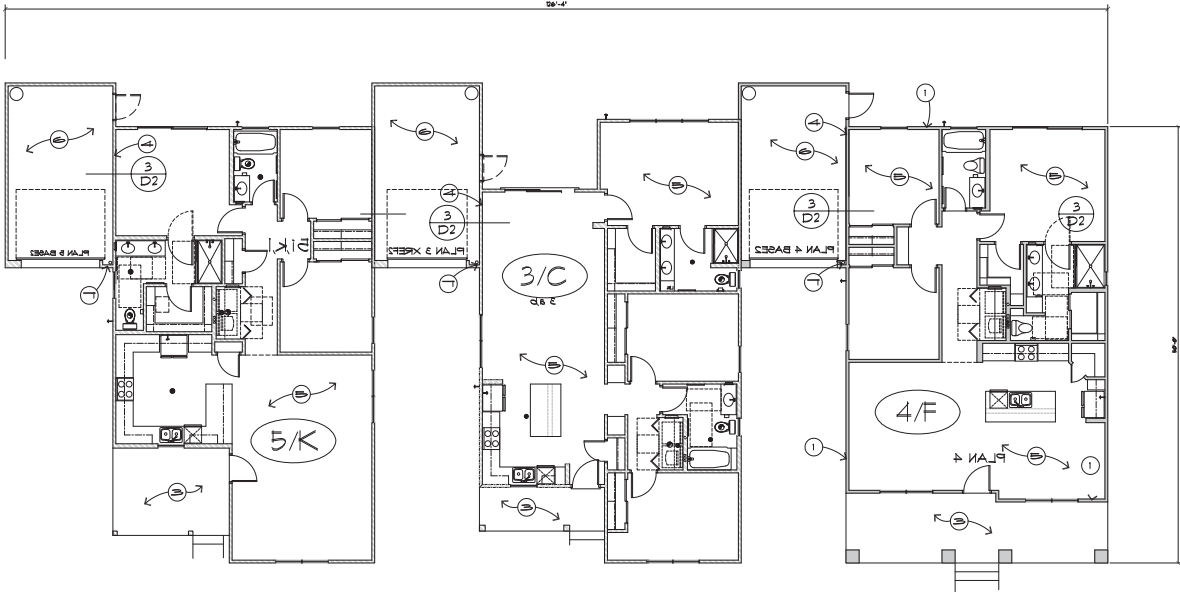


DRAWN BY: GPTZ  
CHECKED BY: GPTZ  
PROJECT NO: Hampton Court  
FILE NAME: Bldg L  
DATE: 3-30-18  
SHEET NO:

G.M. Zimmerman - Architect

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BUILDING "J"

BUILDING PLAN KEY NOTES:

1. TYP. EXTERIOR WALL CONSTRUCTION, SEE ELEVATIONS AND DETAILS FOR SPECIFIC WALL FINISHES AND WALL SCHEDULE ON THIS SHEET FOR ASSEMBLY.
- 2.
3. PORCH, SLOPE 1/8" FOR DRAIN, STRUCTURAL PLANS FOR DETAILS.
4. 1 HOUR WALL CONSTRUCTION TYPICAL BETWEEN UNIT AND ADJACENT GARAGE SEE WALL ASSEMBLY SCHEDULE THIS SHEET.
5. SEE FINISH SCHEDULE ON UNIT FLOOR PLANS FOR FLOOR, WALL AND CEILING FINISHES AND MATERIALS.
6. CONCRETE GARAGE FLOOR, SLOPE 1/8" PER FOOT FRONT TO BACK - SEE STRUCTURAL FOR DETAILS.
7. FIRE RISER LOCATION, SEE FIRE SPRINKLER DRAWINGS

GENERAL NOTES:

- A. ALL UNITS TO BE 1 HOUR RATED AT COMMON WALLS, SEE DETAILS.
- B. ALL FIRE RATED PARTITIONS, WALLS, CEILING ASSEMBLIES MUST BE FIRE SEALED IN ACCORDANCE W/ IBC, ALSO SEE DETAILS FOR SPECIFIC ASSEMBLIES.
- C.
- D. ALL NON-BEARING WALLS TO BE 2x4 AT 24" O.C. W/ 5/8" GYP. BOARD EACH SIDE OF WALL UNO.
- E. P.T. SLAB CONSTRUCTION: (SEE STRUCTURAL FOUNDATION DWG'S) ON TERNITE TREATED SOIL TO COMPLY WITH SOILS REPORT.
- F. SEE STRUCTURAL PLANS FOR HOLDINGS AT FOUNDATION.
- G. FIRESTOPS MUST BE LOCATED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL. FIRESTOPS MUST E PROVIDED AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILING'S AND COVERED CEILING'S.
- SEE PAGE A3 FOR ADDITIONAL FIRE PARTITION AND SEPERATION INFORMATION.

WALL LEGEND

SEE DETAILS FOR TYPICAL EXTERIOR WALL ASSEMBLY, STUD SPACING AND THICKNESS.

DENOTES 1 HOUR RATED COMMON WALL, SEE DETAILS FOR ASSEMBLY, STUD SPACING AND THICKNESS.

SEE DETAILS FOR TYPICAL INTERIOR WALL ASSEMBLY, STUD SPACING AND THICKNESS.

DENOTES 1 HOUR RATED OCCUPANCY SEPERATION WALL, SEE DETAILS FOR ASSEMBLY, STUD SPACING AND THICKNESS.

DRAWN BY: G/MZ  
CHECKED BY: G/MZ  
PROJECT NO: Hampton Court  
FILE NAME: Bldg J-K  
DATE: 3-30-15  
SHEET NO:

A19

Buildings "J"  
1/8" = 1'-0"

Hampton Court  
Gilbert, Arizona

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BY: DATE:  
BY: DATE:  
BY: DATE:  
BY: DATE:

G.M. Zimmerman - Architect

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ROOM FINISH SCHEDULE								
ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING
				NORTH	SOUTH	EAST	WEST	MATERIAL
101	KITCHEN	VGT	VB	GWB	GWB	GWB	GWB	GWB
102	DINING	VGT	VB	GWB	GWB	GWB	GWB	GWB
103	GREAT ROOM	VGT	VB	GWB	GWB	GWB	GWB	GWB
104	MASTER BEDROOM	VGT	VB	GWB	GWB	GWB	GWB	GWB
105	BEDROOM #2	VGT	VB	GWB	GWB	GWB	GWB	GWB
106	BEDROOM #3	VGT	VB	GWB	GWB	GWB	GWB	GWB
107	MASTER BATH	VGT	VB	GWB	GWB	GWB	GWB	GWB
108	BATH	VGT	VB	GWB	GWB	GWB	GWB	GWB
109	GARAGE	CONC	VB	RGWB	RGWB	RGWB	RGWB	RGWB

FOR COLOR AND TYPES OF FINISHES REFER TO OWNER

FLOOR

- VGT = VINYL TILE OVER CONCRETE-OWNER TO SELECT  
CONC = CONCRETE-PROVIDE SEALANT PER OWNER FINISH  
CARPET = CARPET OVER CONCRETE-OWNER TO SELECT

BASE

- CTG = CERAMIC TILE COVE  
VB = VINYL BASE  
WB = WOOD BASE

WALLS

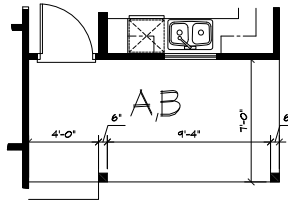
- CMU = EXPOSED CMU  
FLYND = 3/8" FLYWOOD WITH 1X2 WOOD TRIM AT SEAMS, BASE AND TOP.  
GWB = GYPSUM WALL BOARD, TEXTURED, PAINTED-COLOR BY OWNER.  
MRGB = MOISTURE RESISTANT GYPSUM WALL BOARD, TEXTURED, PAINTED-COLOR BY OWNER.  
MPWB/CT = MOISTURE RESISTANT GYPSUM WALL BOARD, CERAMIC TILE TO 4 FEET ABOVE FLOOR.  
RGWB = TEXTURED, PAINTED TO CEILING-OWNER TO SELECT.

CEILING

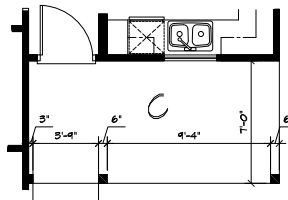
- GWB = TEXTURED, PAINTED PAINTED GYP. BOARD IF EXPOSED.  
MRGB = MOISTURE RESISTANT GYPSUM BD-TEXTURED, PAINTED UNO.  
RGWB = 5/8" TYPE "X" GYPSUM WALL BOARD, TEXTURED, PAINTED-COLOR BY OWNER.

NOTE:

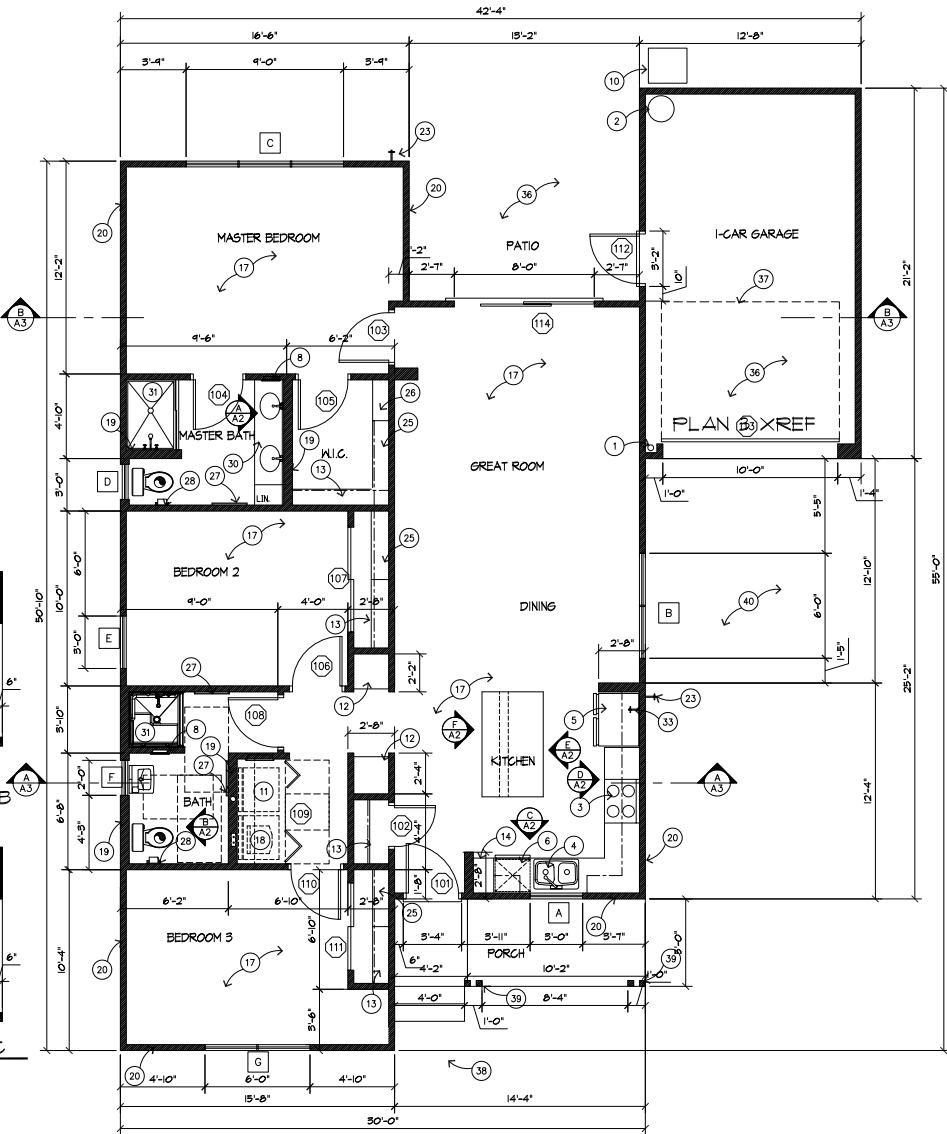
INTERIOR WALL AND CEILING FINISHED SHALL HAVE MAXIMUM GLASS C FLAME SPREAD PER ISO, TABLE 805.5. ALL GYP BOARD CORNERS TO HAVE METAL BULLNOSED CORNER BEADS.



Patio Plan For Elevations A, B  
1/4" = 1'-0"



Patio Plan For Elevation C  
1/4" = 1'-0"

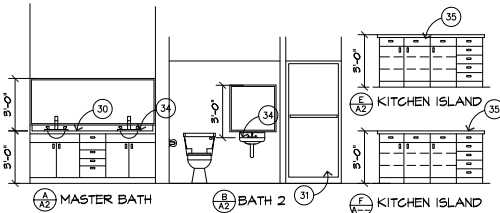


8 Floor Plan Key Notes

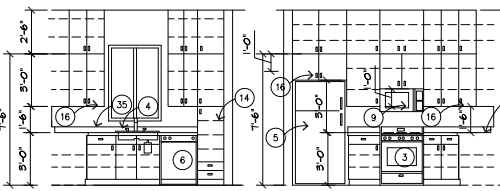
1. FIRE RISER LOCATION
2. ELECTRIC WATER HEATER
3. ELECTRIC RANGING OVER
4. DOUBLE SINK WITH DISPOSAL-SEE SPECS.
5. REFRIGERATOR - SEE SPECS.
6. DISHWASHER-SEE SPECS.
- 7.
8. IN-WALL MEDICINE CABINET-SEE SPECS.
9. MICROWAVE OVEN-SEE SPECS.
10. C/U ON PAD - VERIFY LOCATION
11. FULL SIZE ELECTRIC DRYER SPACE N.I.G.
12. LINEN - FACE FRAME DOORS
13. ROOF AND SHELF
14. FULL HEIGHT PANTRY WITH 5 EQUAL PARTICLE BOARD SHELVES
15. ELECTRICAL SUB PANEL
16. UPPER CABINETS SEE SPECS AND SHOP DRAWINGS
17. CONCRETE POST TENSION SLAB FLOOR FINISHES PER FINISH SCHEDULE
18. FULL SIZE WASHER SPACE, N.I.G.
19. 2X6 PLUMBING WALL THIS LOCATION
20. TYPICAL EXTERIOR WALL-SEE LEGEND AND FINISH SCHEDULE
- 21.
22. 30" X 22" ATTIC ACCESS
23. HOSE BIBB-SEE PLUMBING PLANS
24. AIR HANDLER ABOVE-SEE MECHANICAL PLANS
25. H-HO ROD AND SHELF, SEE SPECS.
26. 6 EQUAL SHELVES, SEE SPECS.
27. TONEL BAR-SEE SPECS.
28. TOILET PAPER HOLDER SEE SPECS.
29. HARD WIRED SMOKE DETECTOR-SEE ELECTRICAL PLANS
30. VANITY TOP, SEE SPECS.
31. ONE PIECE FIBERGLASS SHOWER UNIT WITH THERMID GLASS DOOR-SEE SPECS.
32. EXHAUST FAN-SEE MECHANICAL PLANS
33. PLUMB FOR ICE MAKER-SEE PLUMBING PLANS
34. SINK-SEE SPECS.
35. COUNTER TOP-SEE SPECS.
36. CONCRETE SLAB-SLOPE 1/8"/FT MINIMUM-SEE STRUCTURAL
37. DASH LINE DENOTES GARAGE DOOR SPACE
38. WOOD STEPS-SEE DETAILS
39. WOOD FRAME COLUMNS-SEE ELEVATIONS AND DETAILS FOR DESIGN AND FINISH
40. SEE SITE PLAN FOR DRIVEWAY CONSTRUCTION

General Notes

- A. CONTRACTOR TO VERIFY ALL FINISHES WITH SPECIFICATION MANUAL.
- B. CONTRACTOR TO VERIFY WITH PLUMBER ALL SLAB PENETRATIONS IN POST TENSION SLAB PRIOR TO ROUGH OUT.
- C. MECHANICAL DUCTWORK LAYOUT TO BE REVIEWED BY ARCHITECT IF FURRING CHANGES ARE PROPOSED.
- D. WATER HEATER RELIEF VALVE SHALL EXTEND OUTSIDE OF THE BUILDING WITH THE END OF PIPE NOT MORE THAN 2" NOR LESS THAN 6" ABOVE THE GROUND AND POINTING DOWNWARD.
- E. PROVIDE AN EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL AT THE WATER HEATER. IF A BACK FLOW PREVENTER IS ON OR TO BE INSTALLED ON THE WATER LINE OR AT THE METER.
- F. THE CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AS RECOMMENDED BY THE MANUFACTURER AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. IT SHALL NOT EXCEED 25 FEET IN LENGTH WITH REDUCTION FOR BENDS. THE DUCT SHALL TERMINATE NOT LESS THAN 5 FEET FROM A PROPERTY LINE.



INTERIOR ELEVATIONS



INTERIOR ELEVATIONS

WALL LEGEND

- EXTERIOR FRAME WALL: 2x4 WALL EXTERIOR FRAMING AT 16" O.C. IV 1/2" GYP. BOARD INSIDE FACE. R-13 BATT INSULATION EXTERIOR FINISH MATERIAL SHALL BE PER ELEVATION PLAN SELECTED - SEE ELEVATIONS AND DETAILS.
- INTERIOR PLUMBING WALL: 2x6 FRAMING @ 24" O.C. (16" O.C. IF BEARING) WHERE SHOWN WITH 1/2" GYP. BOARD EACH SIDE WITH 1/2" MP. GYP. BD. ON NET SIDE OF PLUMBING WALL.
- INTERIOR NON-BEARING WALL: 2x4 STUDS AT 24" O.C. WITH 1/2" GYP. BD. EACH SIDE TAPE AND TEXTURE PER OWNER SELECTED FINISH. VERIFY BASEBOARD AND TRIM WITH OWNER.

UNIT 3 FLOOR PLAN

1/4" = 1'-0"

With Elevation D Patio Shown  
See Patio Plans This Sheet For Each Elevation Model

1,293 GROSS LIVABLE S.F.  
1,239 NET LIVABLE S.F.

265 GROSS GARAGE S.F.  
72 GROSS PORCH S.F.  
105 GROSS PATIO S.F.

- SYMBOLS
- DOOR - SEE SCHEDULE  
WINDOW - SEE SCHEDULE  
DETAIL CALLOUT
- INTERIOR CALLOUT  
SECTION CALLOUT  
KEY NOTE

DOOR NOTES

1. ALL EXTERIOR DOORS TO HAVE NON-REMOVAL HINGE PINS
2. CONTRACTOR TO VERIFY WITH OWNER ALL DOOR HARDWARE AND KEYING PRIOR TO ORDERING & INSTALLING
3. CONTRACTOR TO VERIFY WITH OWNER ON DOOR STYLE PRIOR TO ORDERING AND INSTALLING
4. ALUMINUM DOOR FRAME FINISH AS SELECTED BY OWNER
5. WOOD DOOR FINISH AS SELECTED BY OWNER

DOOR SCHEDULE			
DOOR	ROOM	DOOR	REMARKS
101	FRONT DOOR	Y 3'-0" 8'-0"	SOLID CORE RAISED SLAB STYLE-3/4" HIGH THRESHOLD-MAX
102	KITCHEN	N 2'-6" 8'-0"	HOLLOW CORE RAISED PANEL
103	MASTER BEDROOM	T 2'-10" 8'-0"	HOLLOW CORE RAISED PANEL
104	MASTER BATH	N 2'-10" 8'-0"	HOLLOW CORE RAISED PANEL
105	MASTER CLOSET	N 2'-10" 6'-6"	HOLLOW CORE RAISED PANEL
106	BEDROOM 2	N 2'-10" 6'-6"	HOLLOW CORE RAISED PANEL
107	BEDROOM 2 CLOSET	N 6'-0" 6'-6"	HOLLOW CORE BI-PASS RAISED PANEL
108	MASTER TOILET	N 2'-10" 6'-6"	HOLLOW CORE RAISED PANEL
109	UTILITY	N 6'-0" 8'-0"	HOLLOW CORE BI-PASS RAISED PANEL
110	BEDROOM 3	N 2'-10" 6'-6"	HOLLOW CORE RAISED PANEL
111	BEDROOM 3 CLOSET	N 3'-0" 6'-6"	HOLLOW CORE BI-PASS RAISED PANEL
112	GARAGE	N 2'-0" 6'-0"	METAL CLAD FLUSH FACE WITH THRESHOLD AND SEAL STRIP
113	GARAGE ROLL UP	N 10'-0" 7'-0"	METAL CLAD RAISED PANEL WITH FOAM INSULATION PANELS
114	GREAT ROOM	N 8'-0" 8'-0"	TEMPERED GLASS SLIDER WITH ALUMINUM FRAME

WINDOW SCHEDULE			
WINDOW	ROOM	WINDOW	REMARKS
A	KITCHEN	3'-0" 4'-0"	NO
B	DINING	6'-0" 3'-0"	NO
C	MASTER BEDROOM	4'-0" 3'-0"	2-SIDE MILLIONED
D	MASTER BATH	2'-0" 2'-0"	NO
E	BEDROOM 2	3'-0" 3'-0"	NO
F	BATH 2	2'-0" 3'-0"	NO
G	BEDROOM 3	6'-0" 3'-0"	2-SIDE MILLIONED
H	STREET ELEVATION		NO
I	STREET ELEVATION		
J	STREET ELEVATION		

WINDOWS - VERIFY WITH ELEVATIONS, DIVIDED LITES, TYPE OF WINDOW (WOOD/ALUMINUM, HORIZONTAL, ALUMINUM), INTERIOR AND EXTERIOR FINISHES  
SEE EXTERIOR ELEVATION CHOSEN FOR WINDOWS NOT SHOWN ON SCHEDULE OR PLAN.

HARDWARE PACKAGES

1. EXTERIOR DOORS  
1-1/2" PIR BUTTS  
1. LATCHSET  
1. THRESHOLD  
1. DOOR BOTTOM  
1. DOOR BOTTOM  
1. LEATHER STRIPPING - HEAD AND JAMBES  
1. PIR BUTTS  
1. LATCHSET  
1. DOOR STOP

NOTE:  
DOOR HARDWARE - SHAPE EASY TO GRASP W/ ONE HAND. DOOR NOTE REQUIRE TIGHT GRABBING, PINCHING, OR TWISTING OF WRIST. LEVER-OPERATED, PUSH-TYPE AND U-SHAPED ACCEPTABLE.  
ALUM. SLIDING DOORS OPEN HARDWARE B-POUNDED AND USABLE BOTH SIDES. MOUNTED NO HIGHER THAN 4" AFF.

Hampton Court  
Gilbert, Arizona

Unit 3 Floor Plan  
1/4" = 1'-0"



SHOWN BY: GAZ  
DESIGNED BY: GAZ  
PROJECT NO.: 1013  
FILE NAME: 9-30-17  
SHEET: 1013-1013  
SHEET NO.

A-

G.M. Zimmerman - Architect

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ROOM FINISH SCHEDULE									
ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING	
				NORTH	SOUTH	EAST	WEST	MATERIAL	CLS.-HGT.
101	KITCHEN	VGT	VB	GWB	GWB	GWB	GWB	GWB	10'
102	DINING	VGT	VB	GWB	GWB	GWB	GWB	GWB	10'
103	GREAT ROOM	VGT	VB	GWB	GWB	GWB	GWB	GWB	10'
104	MASTER BEDROOM	VGT	VB	GWB	GWB	GWB	GWB	GWB	10'
105	BEDROOM #2	VGT	VB	GWB	GWB	GWB	GWB	GWB	10'
106	BEDROOM #3	VGT	VB	GWB	GWB	GWB	GWB	GWB	10'
107	MASTER BATH	VGT	VB	GWB	GWB	GWB	GWB	GWB	10'
108	BATH	VGT	VB	GWB	GWB	GWB	GWB	GWB	10'
109	GARAGE	CONC	HB	RGWB	RGWB	RGWB	RGWB	RGWB	8'
100									

FOR COLOR AND TYPES OF FINISHES REFER TO OWNER

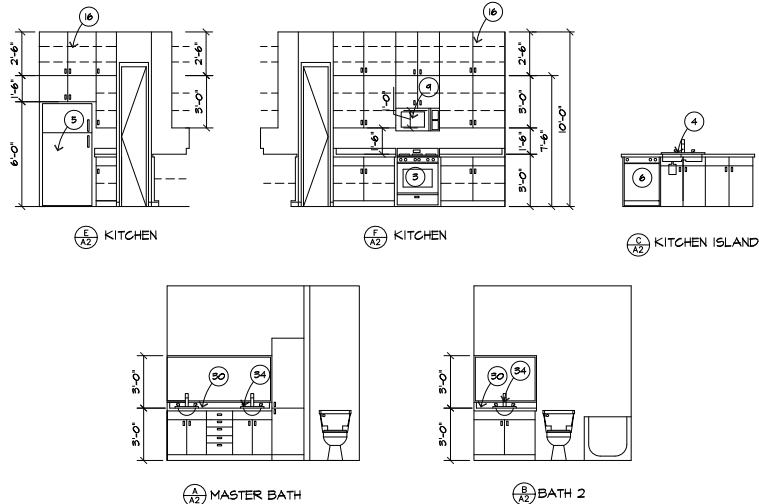
FLOOR  
VGT = VINYL TILE OVER CONCRETE-OWNER TO SELECT  
CONC = CONCRETE-PROVIDE SEALANT PER OWNER FINISH.  
CARPET = CARPET OVER CONCRETE-OWNER TO SELECT.

BASE  
CTC = CERAMIC TILE COVE  
VB = VINYL BASE  
HB = WOOD BASE

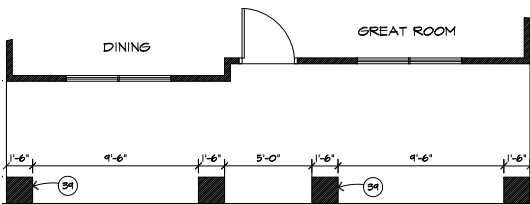
WALLS  
CMU = EXPOSED CMU WITH 1X2 WOOD TRIM AT SEAMS, BASE AND TOP.  
PLYND = 5/8" PLYWOOD WITH 1X2 WOOD TRIM AT SEAMS, BASE AND TOP.  
GWB = GYPSUM WALL BOARD, TEXTURED, PAINTED-COLOR BY OWNER.  
MRGB = MOISTURE RESISTANT GYPSUM WALL BOARD, TEXTURED, PAINTED-COLOR BY OWNER.  
MPWB/CT = MOISTURE RESISTANT GYPSUM WALL BOARD, CERAMIC TILE TO 4 FEET ABOVE FLOOR. TEXTURED, PAINTED TO CEILING-OWNER TO SELECT.  
RGWB = 5/8" TYPE "X" GYPSUM WALL BOARD, TEXTURED, PAINTED-COLOR BY OWNER.

CEILING  
GWB = TEXTURED, PAINTED PAINTED GYP. BOARD IF EXPOSED.  
MRGB = MOISTURE RESISTANT GYPSUM BD.-TEXTURED, PAINTED UNO.  
RGWB = 5/8" TYPE "X" GYPSUM WALL BOARD, TEXTURED, PAINTED-COLOR BY OWNER.

NOTE:  
INTERIOR WALL AND CEILING FINISHED SHALL HAVE MAXIMUM CLASS C FLAME SPREAD PER ISO. TABLE B003.3. ALL GYP BOARD CORNERS TO HAVE METAL BULNOSED CORNER BEADS.



### INTERIOR ELEVATIONS



Patio Plan For Elevations F,G,H  
1/4" = 1'-0"

WINDOW SCHEDULE					
ROOM	WINDOW	WIDTH	HEIGHT	HEAD HEIGHT	REMARKS
A WINDOW					
KITCHEN	101	3'-0"	4'-0"	8'-0"	XO
DINING	102	6'-0"	5'-0"	8'-0"	XO 2-3050 MILLIONED
MASTER BEDROOM	103	4'-0"	5'-0"	8'-0"	XO 3-3050 MILLIONED
MASTER BATH	104	2'-0"	2'-0"	8'-0"	FIXED
BEDROOM 2	105	3'-0"	5'-0"	8'-0"	XO
BATH 2	106	2'-0"	5'-0"	8'-0"	XO
BEDROOM 3	107	6'-0"	3'-0"	8'-0"	XO 2-3050 MILLIONED
H STREET ELEVATION					XO
I STREET ELEVATION					
J STREET ELEVATION					

WINDOWS: VERIFY WITH ELEVATIONS: DIVIDED LITES, TYPE OF WINDOW (WOOD/WOOD, WOOD/GLAD, ALUMINUM), INTERIOR AND EXTERIOR FINISHES  
SEE EXTERIOR ELEVATION CHOSEN FOR WINDOWS NOT SHOWN ON SCHEDULE OR PLAN.

DOOR SCHEDULE					
ROOM	DOOR	WIDTH	HEIGHT	REMARKS	
101 FRONT DOOR	Y	3'-0"	8'-0"	SOLID CORE RAISED SLAB STYLE-3/4" HIGH THRESHOLD-MAX	
102 KITCHEN	N	2'-6"	8'-0"	HOLLOW CORE RAISED PANEL	
103 MSTR BEDROOM	Y	2'-0"	8'-0"	HOLLOW CORE RAISED PANEL	
104 MSTR BATH	N	2'-0"	8'-0"	HOLLOW CORE RAISED PANEL	
105 MSTR CLOSET	N	2'-0"	8'-0"	HOLLOW CORE RAISED PANEL	
106 BEDROOM 2	N	2'-0"	8'-0"	HOLLOW CORE RAISED PANEL	
107 BDRM 3 CLOSET	N	6'-0"	8'-0"	HOLLOW CORE BI-PASS RAISED PANEL	
108 MSTR TOILET	N	2'-0"	8'-0"	HOLLOW CORE RAISED PANEL	
109 UTILITY	N	6'-0"	8'-0"	HOLLOW CORE BI-FOLD RAISED PANEL	
110 BEDROOM 3	N	2'-0"	8'-0"	HOLLOW CORE RAISED PANEL	
111 BDRM 3 CLOSET	N	3'-0"	8'-0"	HOLLOW CORE BI-PASS RAISED PANEL	
112 GARAGE	N	2'-0"	8'-0"	METAL CLAD FLUSH FACE WITH THRESHOLD AND SEAL STRIP	
113 GARAGE ROLL UP	N	10'-0"	7'-0"	METAL CLAD RAISED PANEL WITH FOAM INSULATION PANELS	
114 GREAT ROOM	N	8'-0"	8'-0"	TEMPERED GLASS SLIDER WITH ALUMINUM FRAME	

### HARDWARE PACKAGES

- I EXTERIOR DOORS  
1-1/2" FIB. BUTTS  
1" PANIC HARDWARE  
1 LATCHSET  
THRESHOLD  
DOOR BOTTOM  
DOOR BOTTOM  
LEATHER STRIPPING - HEAD AND JAMB  
EXTERIOR DOORS  
1 LATCHSET  
DOOR STOP

NOTE:  
DOOR HARDWARE - SHAPE EASY TO GRASP W/ ONE HAND, DOES NOT REQUIRE TIGHT GRASPING, FINISHING, OR TURNING OF WIPST. L.B. VER-OPERATED, PUSH-TYPE AND U-SHAPED ACCEPTABLE.  
WHEN SLIDING DOORS OPEN HARDWARE EXPOSED AND USABLE BOTH SIDES. MOUNTED NO HIGHER THAN 4" AFF.

SYMBOLS	
DOOR - SEE SCHEDULE	INTERIOR CALLOUT
WINDOW - SEE SCHEDULE	SECTION CALLOUT
DETAIL CALLOUT	KEY NOTE

DOOR NOTES	
1. ALL EXTERIOR DOORS TO HAVE NON-REMOVAL HINGE PINS	
2. CONTRACTOR TO VERIFY WITH OWNER ALL DOOR HARDWARE AND KEYING PRIOR TO ORDERING & INSTALLING	
3. CONTRACTOR TO VERIFY WITH OWNER ON DOOR STYLE PRIOR TO ORDERING AND INSTALLING	
4. ALUMINUM DOOR FRAME FINISH AS SELECTED BY OWNER	
5. WOOD DOOR FINISH AS SELECTED BY OWNER	

### Floor Plan Key Notes

- FIRE RISER LOCATION.
- ELECTRIC WATER HEATER
- ELECTRIC RANGE OVEN
- DOUBLE SINK WITH DISPOSAL-SEE SPECS.
- REFRIGERATOR - SEE SPECS.
- DISHWASHER-SEE SPECS.
- IN-HALL MEDICINE CABINET-SEE SPECS.
- MICROWAVE OVEN-SEE SPECS.
- G.U. ON PAD - VERIFY LOCATION
- FULL SIZE ELECTRIC DRYER SPACE N.I.G.
- LINEN - FACE FRAME DOORS
- ROD AND SHELF
- FULL HEIGHT PANTRY WITH 5 EQUAL PARTICLE BOARD SHELVES
- ELECTRIC SUB PANEL
- UPPER CABINETS SEE SPECS AND SHOP DRAWINGS
- CONCRETE POST TENSION SLAB FLOOR FINISHES PER FINISH SCHEDULE
- FULL SIZE WASHER SPACE, N.I.G.
- 2x4 PLUMBING HALL THIS LOCATION
- TYPICAL EXTERIOR HALL-SEE LEGEND AND FINISH SCHEDULE
- FIBERGLASS TUB AND SURROUND-SEE SPECS.
- 30" X 32" ATTIC ACCESS
- HOSE BIBB-SEE PLUMBING PLANS
- AIR HANDLER ABOVE-SEE MECHANICAL PLANS
- W.I.D. ROD AND SHELF SEE SPECS.
- 6 EQUAL SHELVES SEE SPECS.
- TOWEL BAR-SEE SPECS.
- TOILET PAPER HOLDER SEE SPECS.
- HARD WIRED SMOKE DETECTOR-SEE ELECTRICAL PLANS
- VANITY TOP SEE SPECS.
- ONE PIECE FIBERGLASS SHOWER UNIT WITH THERMOPOR GLASS DOOR-SEE SPECS.
- EXHAUST FAN-SEE MECHANICAL PLANS
- PLUMBS FOR ICE MAKER-SEE PLUMBING PLANS
- SINK-SEE SPECS.
- COUNTER TOP-SEE SPECS.
- CONCRETE SLAB-SLOPE 1/8"/FT MINIMUM-SEE STRUCTURAL
- DASH LINE DENOTES GARAGE DOOR SPACE
- WOOD STEPS-SEE DETAILS
- WOOD FRAME COLUMNS-SEE ELEVATIONS AND DETAILS FOR DESIGN AND FINISH
- SEE SITE PLAN FOR DRIVEWAY CONSTRUCTION

### General Notes

- A. CONTRACTOR TO VERIFY ALL FINISHES WITH SPECIFICATION MANUAL.
- B. CONTRACTOR TO VERIFY WITH PLUMBER ALL SLAB PENETRATIONS IN POST TENSION SLAB PRIOR TO ROUGH OUT.
- C. MECHANICAL DUCTWORK LAYOUT TO BE REVIEWED BY ARCHITECT IF FURRING CHANGES ARE PROPOSED.
- D. WATER HEATER RELIEF VALVE SHALL EXTEND OUTSIDE OF THE BUILDING WITH THE END OF PIPE NOT MORE THAN 2" NOR LESS THAN 6" ABOVE THE GROUND AND POINTING DOWNWARD.
- E. PROVIDE AN EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL AT THE WATER HEATER IF A BACK FLOW PREVENTER IS ON OR TO BE INSTALLED ON THE WATER LINE OR AT THE METER.
- F. THE CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET AS RECOMMENDED BY THE MANUFACTURER AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. IT SHALL NOT EXCEED 25 FEET IN LENGTH WITH REDUCTION FOR BENDS. THE DUCT SHALL TERMINATE NOT LESS THAN 5 FEET FROM A PROPERTY LINE.

### Plan Legend

EXTERIOR FRAME WALL: 2x4 WALL  
EXTERIOR FRAMING AT 16" O.C. 1/2" GYP. BOARD INSIDE FACE.  
R-5 BATT INSULATION EXTERIOR FINISH MATERIAL SHALL BE PER ELEVATION PLAN SELECTED - SEE ELEVATIONS AND DETAILS.  
INTERIOR FRAMING WALL: 2x6 FRAMING @ 24" O.C. (8" IF BEARING) WHERE SHOWN WITH 1/2" GYP. BOARD EACH SIDE 1/2" M.P. GYP. BD. ON NET SIDE OF PLUMBING HALL.  
INTERIOR NON-BEARING WALL: 2x4 STUDS AT 24" O.C. WITH 1/2" GYP. BD. EACH SIDE. TAPE AND TEXTURE PER OWNER SELECTED FINISH. VERIFY BASEBOARD AND TRIM WITH OWNER.

BY: DATE: \_\_\_\_\_  
BY: DATE: \_\_\_\_\_  
BY: DATE: \_\_\_\_\_  
BY: DATE: \_\_\_\_\_  
BY: DATE: \_\_\_\_\_

Contractor must verify all dimensions at project before proceeding with this work. These documents are instruments of professional service and the information contained herein is for the use of the Architect and is not to be used for any other purpose without the written consent of G.M. Zimmerman - Architect. These documents are the property of G.M. Zimmerman - Architect and are to be kept confidential. These documents are not to be reproduced or used in any manner without the written consent of G.M. Zimmerman - Architect. These documents are the property of G.M. Zimmerman - Architect and are to be kept confidential.

Hampton Court  
Gilbert, Arizona

Unit 4 Floor Plan  
1/4" = 1'-0"



DRAWN BY: gmt  
CHECKED BY: gmt  
PROJECT NO.: 4 plan  
FILE NAME: 10-13-17  
DATE: 10-13-17  
SHEET NO.: 2042

A

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WINDOW SCHEDULE					
ROOM	WINDOW		HEAD HEIGHT		REMARKS
	WIDTH	HEIGHT	5'-0"	5'-0"	TYPE
KITCHEN	2'-0"	4'-0"	5'-0"		XO
WTR. BATH	2'-0"	2'-0"	5'-0"		FIXED
BATH 2	2'-0"	1'-6"	5'-0"		XO
BEDROOM 2	5'-0"	5'-0"	5'-0"		XO
BEDROOM 8	3'-0"	5'-0"	5'-0"		XO
DINING ROOM	6'-0"	5'-0"	5'-0"		XO
BREAKFAST ROOM	6'-0"	5'-0"	5'-0"		XO
					2-3050 MILLIONED
					2-3050 MILLIONED
STREET ELEVATION					
STREET ELEVATION					

DOOR NOTES	
1.	ALL EXTERIOR DOORS TO HAVE NON-REMOVAL HINGE PINS.
2.	CONTRACTOR TO VERIFY WITH OWNER ALL DOOR HARDWARE AND KEYING PRIOR TO ORDERING & INSTALLING.
3.	CONTRACTOR TO VERIFY WITH OWNER ON DOOR STYLE PRIOR TO ORDERING AND INSTALLING.
4.	ALUMINUM DOOR FRAME FINISH AS SELECTED BY OWNER.
5.	WOOD DOOR FINISH AS SELECTED BY OWNER.

FOR COLOR AND TYPES OF FINISHES REFER TO OWNER

**FLOOR**

- VINYL TILE OVER CONCRETE-OWNER TO SELECT
- CONCRETE-PROVIDE SEALANT PER OWNER FINISH
- CARPET ■ CARPET OVER CONCRETE-OWNER TO SELECT.

**BASE**

- CERAMIC TILE Cove
- VINYL BASE
- WOOD BASE

**WALLS**

- EXPOSED CMU
- 5/8" PLYWOOD WITH 1X2 WOOD TRIM AT SEAMS, BASE AND TOP.
- GYPSUM HALL BOARD, TEXTURED, PAINTED-COLOR BY OWNER.
- MOISTURE RESISTANT GYPSUM HALL BOARD, TEXTURED, PAINTED-COLOR BY OWNER.
- HPB/BC ■ MOISTURE RESISTANT GYPSUM BOARD, CERAMIC TILE TO 4 FEET ABOVE FLOOR.
- TEXTURED, PAINTED TO CEILING-OWNER TO SELECT.
- 5/8" TYPE "X" GYPSUM HALL BOARD, TEXTURED, PAINTED-COLOR BY OWNER.

**CEILING**

- TEXTURED, PAINTED PAINTED GYP. BOARD IF EXPOSED.
- MOISTURE RESISTANT GYPSUM BD. TEXTURED, PAINTED UNO.
- 5/8" TYPE "X" GYPSUM HALL BOARD, TEXTURED, PAINTED-COLOR BY OWNER.

**NOTE:**

INTERIOR HALL AND CEILING FINISHED SHALL HAVE MAXIMUM CLASS 2 G FLYME SPREAD PER IBC, TABLE 805.5. ALL GYP BOARD GRASS TO HAVE METAL BALLS OR CORNER BEADS

[illegible]

1/4" = 1'-0"

With Elevation "I" Patio Shown  
See Patio Plans This Sheet For  
Each Elevation Model

## General Notes

CONTRACTOR TO VERIFY ALL FINISHES WITH SPECIFICATIONS.

CONTRACTOR TO VERIFY WITH PLUMBER ALL SLAB PENETRATIONS IN TIGHT TENSION SLAB PRIOR TO ROUGH OUT.

.....

.....

.....

MECHANICAL DUCTWORK LAYOUT TO BE REVIEWED BY ARCHITECT IF FURNISHING CHANGES ARE PROPOSED.







.....

.....

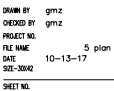
WATER HEATER RELIEF VALVE SHALL EXTEND OUTSIDE OF THE BUILDING WITH THE END OF THE LINE NOT MORE THAN 2" NOR LESS THAN 6" ABOVE THE GROUND AND POINTING DOWNWARD.

PROVIDE AN EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATIONS TO ACCOMMODATE AN EXPANSION CONTROL AT THE WATER HEATER. IF A BACKFLOW PREVENTER IS REQUIRED TO BE INSTALLED ON THE WATER LINE OR AT THE METER.

THE CLOTHES DRYER EXHAUST DUCT SHALL BE AT LEAST THE DIAMETER OF THE EXHAUSTION OUTLET AS RECOMMENDED BY THE MANUFACTURER AND SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. IT SHALL NOT EXCEED 10 FEET WITH ONE TURN WITH REDUCTION FOR BENDS, THE DUCT SHALL TERMINATE AT LEAST 3 FEET FROM A PROPERTY LINE.

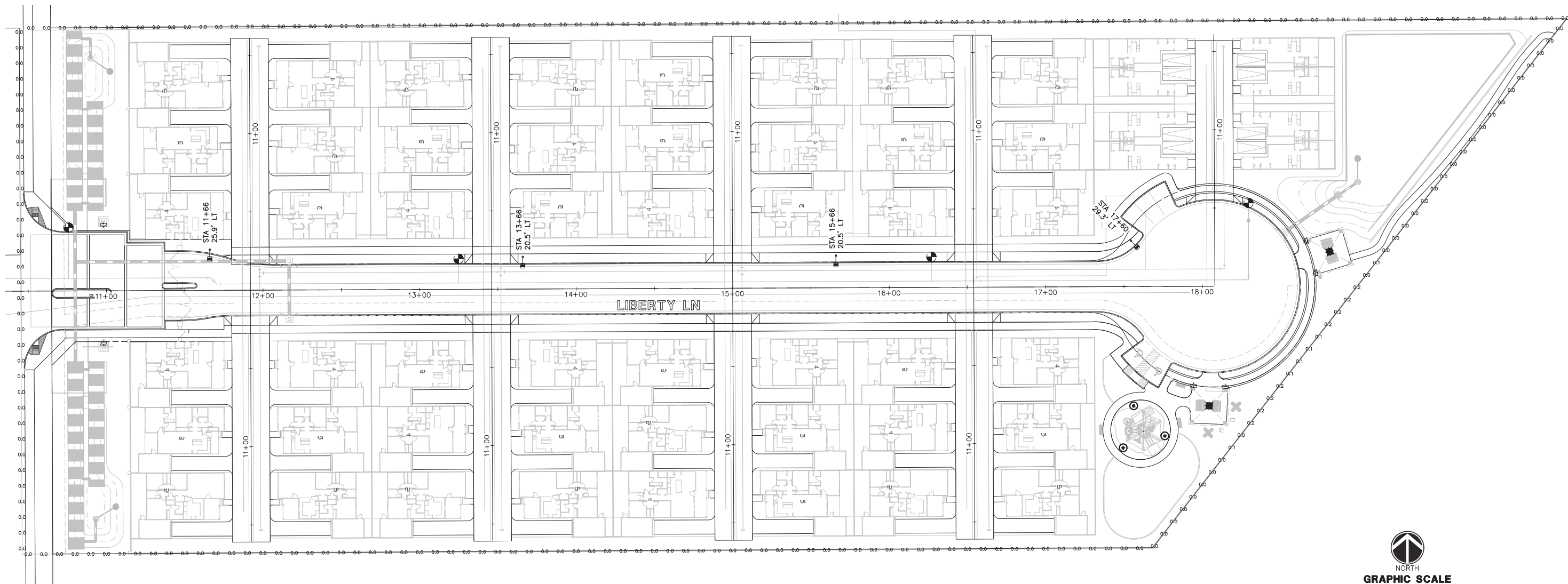
SYMBOLS	
	DOOR - SEE SCHEDULE
	WINDOW - SEE SCHEDULE
	DETAIL CALLOUT
	INTERIOR CALLOUT
	SECTION CALLOUT
	KEY NOTE

Hampton Court  
Gilbert, Arizona

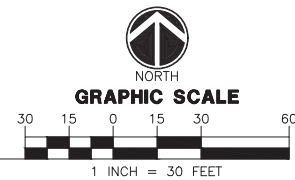
Unit 5 Floor Plan  
1/4" = 1'-0"

A









PHOTOMETRIC SITE PLAN



LEGEND


-  Ballard Light  
KIM LIGHTING VRB1-20L3K  
HUBBELL LIGHTING, CA test report no. KIM LIGHTING  
lamp(s): C-70-CRI  
candela file 'vrb1-20l3k.ies'  
1 lamp(s) per luminaire, photometry is absolute  
Light Loss Factor = 0.900, watts per luminaire = 25  
mounting height= 4 ft  
number locations= 3, number luminaires= 3  
kw all locations= 0.1
-  Wall-Mounted Carriage Light  
ARCHITECTURAL AREA LIGHTING ALN445-Y2-32LED-3K-700  
COI test report no. ARCHITECTURAL AREA LIGHTING  
lamp(s): 32 219B DIODES, 3000K  
ballast: TWO 40 WATT 1400 MA DRIVERS  
candela file 'ALN445-Y3-32LED-3K-700.IES'  
1 lamp(s) per luminaire, photometry is absolute  
Light Loss Factor = 0.900, watts per luminaire = 75  
mounting height= 8 ft  
number locations= 6, number luminaires= 6  
kw all locations= 0.5
-  Ramada Light  
Luminaire LED, Inc., Edison, New Jersey, Q8817 SWP610HO-20W HP 4000K CP  
LightLab International (www.LightLabInt.com) test report no. LLI-14266-2  
lamp(s): XXX  
candela file 'SWP610HO-20W HP-4000K-CP.IES'  
60 lamp(s) per luminaire, photometry is absolute  
Light Loss Factor = 0.900, watts per luminaire = 20  
mounting height= 15 ft  
number locations= 2, number luminaires= 2  
kw all locations= 0.0
-  44W LED Street Light  
candela file 'GLEON-AF-01-LED-E1-SL2-7030-800-HSS.ies'  
16 lamp(s) per luminaire, photometry is absolute  
Light Loss Factor = 0.900, watts per luminaire = 44  
mounting height= 32 ft  
number locations= 4, number luminaires= 4  
kw all locations= 0.2

14ft

PHOTOMETRIC CALCULATIONS

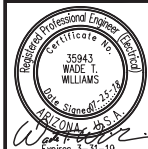
Hampton Court Property Line  
248 points  
HORIZONTAL FOOTCANDLES  
Average 0.0  
Maximum 0.2  
Minimum 0.0  
Avg/Min N/A  
Max/Min N/A  
Coef Var 4.30

DR17-1197 Hampton Court  
Attachment 11: Photometric Plan with Details  
September 5, 2018



ELECTRICAL ENGINEERING AND DESIGN  
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225  
PHONE 480.497.5825 • FAX 480.497.5807

**PHOTOMETRIC CALCULATION SHEET. FOR INFORMATION ONLY.**



PROJECT NAME:  
HAMPTON COURT  
VAL VISTA & RAY RD

WRIGHT ENG.  
PROJECT NO: **17405**

DESIGN BY: KJH **PH1**

H:\2017\17405-Hampton Court SL\17405-Photometrics.dwg





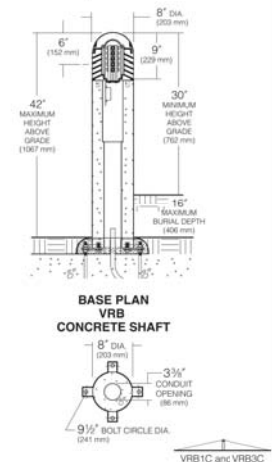
Type:  
Job:  
Catalog number:

VRB1C /	Electrical Module	Top Cap Finish	Concrete Shaft Finish	Option
Fixture				See page 2

## Specifications

VRB-LED Modules  
10 - 20 Diodes

VRB1C - Single Function Luminaire  
(Concrete Shaft)  
Maximum weight: 115 lb



HUBBELL  
Lighting

© 2015 KIM LIGHTING • 16555 EAST GALE AVENUE, CITY OF INDUSTRY, CA 91745-1798 • TEL: 626/968-5666 • FAX: 626/968-5716

## VRB1C LED Round Bollard

Single Function, Vandal-Resistant, Concrete Shaft

revision 8/10/15 • kl\_vrb1cled\_spec.pdf

Approvals:

Date:  
Page: 1 of 3

**Domed Top Cap:** One-piece die-cast aluminum 1/2" minimum thickness, secured to louvers by concealed allen screws in keyhole slots. For clamping, access, allen screws shall not require complete removal.

**Louvers:** Aluminum die-cast with vertical support ribs at 90° intervals. Horizontal louver blades shall have a 1 1/4" depth, a 65° upward pitch and provide light source cutoff above horizontal. Louver assembly shall be secured to shaft by four internal tie rods.

**Lamp Enclosure:** One-piece tempered molded glass with internal flutes and full gasketing at bottom edge.

**Socket:** Porcelain medium base socket rated 48V for HID and incandescent. Plastic socket for fluorescent.

**Fixture Head:** Allows flow-through ventilation around and above the lamp enclosure.

**Electronic Module:** All electrical components are either UL or ETL recognized, mounted on a single plate and factory prewired with quick disconnect plugs. Driver is rated for 40°F starting and has a 0-10V dimming interface for multi-level illumination options.

**Optical Module:** Each LED equipped with a directional optic for maximum beam angle projecting through louver stack spacings. LED boards to be mounted to an anodized interlocking heat sink extrusion. (Type I has two 3-LED boards for a total of 10-LED, (Type III) three 3-LED boards for a total of 15-LED, (Type V) four 3-LED boards for a total of 20-LED. Available in 5000m Amber, 3000K, 4200K, and 5100K color temperatures.

**Anchor Bolts:** Four 3/4" x 10" x 2" zinc plated L-hooks each with two nuts, washers and a rigid pressed board template.

**Material:** Cement shall conform to current specifications for "Hydram Cement," ASTM C150, Type I or II. Aggregates shall meet current requirements of "Specifications for Concrete Aggregates," ASTM C33. Water shall be clean and free from deleterious amounts of salt, oil, acids, alkalis or organic materials. Wire for reinforcement shall conform to ASTM A185. Steel for legs and plates shall conform to ASTM A36, or A361 grade D.

**Surface:** Medium sand-blasted with anti-graffiti sealer, available colors are Charcoal, Brown, Natural Gray or White, integral in concrete mix.

**Cure and Strength:** Allows for completion of the hydration process, and result in a 28 day compressive strength of not less than 4,500 psi.

**Manufacture:** Fiberglass molds used to insure uniform parts. Mold parting lines may be slightly visible in finished parts.

**Anchorage:** Four steel mounting tabs for installation on four 3/4" x 10" x 2" zinc electroplated L-hook anchor bolts. Each anchor bolt supplied with two nuts, two washers, and a rigid pressed board template.

**Shipment:** Palletized with adequate hold-downs to prevent load movement in transit.

**Finish:** Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanate (TGIC) polyester powdercoat finish. Standard colors include: BL Black, DB Dark Bronze, WH White, PS Platinum Silver, SC Seath Gray, LG Light Gray, and CC Custom Color (Include RAL).

**Listed:** to UL 1598 Standard for Luminaires - UL 8759 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2:250.0 Luminaires. Ref-S compliant. Meets Bay American provisions within ARRA.

**Warranty:** For full warranty see: <http://www.hubbelllighting.com/resources/warranty>.

**CAUTION:** Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

**VRB1C - Single Function Luminaire**  
(Concrete Shaft)  
Maximum weight: 115 lb

**VRB1C - Single Function Luminaire**  
(Concrete Shaft)  
Maximum weight: 115 lb

**VRB1C - Single Function Luminaire**  
(Concrete Shaft)  
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**VRB1C - Single Function Luminaire**  
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Type:  
Job:



## Specifications

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## VRB1C LED Round Bollard

Single Function, Vandal-Resistant, Concrete Shaft

revision 8/10/15 • kl\_vrb1cled\_spec.pdf

Page: 2 of 3

## Standard and Optional Features

Cat. No. VRB1C Single Function, Concrete Shaft, Domed Top

Cat. Nos. for LED Electrical Modules available:

Source:	Color Temperature:	Voltage:
1HL = 10 LED (IES Type I)	2K = 580nm - Amber	UV Universal Voltage shall range from 120V-277V
1SL = 15 LED (IES Type III)	3K = 3000K	
2HL = 20 LED (IES Type V)	4K = 4200K	
	5K = 5100K	

**Finish**  
TGIC thermoset polyester powder coat paint applied over a titanium titanium conversion coating on fixture top cap.

**Concrete Shaft**  
Color: Brown Charcoal Natural Gray White  
Cat. No.: BR-C CH-C NG-C WH-C

**NOTE:** Black and Dark Bronze colors will produce slightly less louver brightness than Light Gray or White.

\*Custom colors subject to additional charges, minimum quantities and extended lead times. Available on fixture head only. Consult representative.

Custom color description:

Internal battery pack provides 90 minutes of supplemental light at 50% of initial lamp lumens.

Driver has a 0-10V dimming interface with a dimming range of 10-100%. Is compatible with most control systems including Hubbell Building Automation wiHUBB™. Approved dimmers include Lutron Diva AVTV, Lutron Nova NTFV and NTFV. Note: Not compatible with certain sourcing dimmers. Controls compatible via Gray and Purple dimming lead.

Standard Input: Black (+) White (-) Green (0V) Gray Dimming Lead (+) Purple Dimming Lead (-) 30 mA Max

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## ALN445 - Towne Commons® LED

TYPE

- Energy Saving LED technology
- Reliable efficient operation
- Type 2, 3, 4, 5 distributions
- 0-10V dimming ready
- LifeShield® protection system
- Surge protection included
- Wide variety of custom mounting options including post fix, wall mount or pole mount arm
- IP66 construction of optical system
- Cast aluminum strut
- ULC pending
- Available in 3000K, 4000K and 5000K
- Weather coat finish in 13 standard colors with polymer sealer



1. LUMINAIRE NAME ALN 445	2. DISTRIBUTION	3. COLOR TEMP	4. DRIVER	5. COLOR	6. OPTIONS	7. CONTROL	8. MOUNTING
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**1. LUMINAIRE**  
ARM OR POST TOP MOUNT  
ALN 445

**2. DISTRIBUTION**  
Y2 (Type 2)  
Y3 (Type 3)  
Y4 (Type 4)  
Y5 (Type 5)

**3. COLOR TEMPERATURE**  
30LED - 3K (Warm White, 3000K output)  
30LED - 4K (Neutral White, 4000K output)  
30LED - 5K (Bright White, 5000K output)

**4. DRIVER** (120 thru 277 volt)  
700 (700mA drive current, 75 watts)

**5. COLOR**  
WH - Arctic White  
BL - Black  
BLT - Matte Black  
DB - Dark Bronze  
DGN - Dark Green  
L1 - Glossy  
WDB - Weathered Stone  
MOB - Bronze Metallic

**6. OPTIONS**  
CHM (Glass chimney with polished brass holder)  
CND (2 amp condenser with polished brass holder, larger included for decorative use only)  
LDL (Slightly offset lens)  
SBL (House side offset for use with clear lens only, consists of three heat insulated poles attached to the inside of the lens, installing three poles blocks 180° of the lens)  
MAT (Mat clear adapter plate over a 2 1/8" x 1/8" O.D. pipe and is secured with 4 stainless steel set screws, for ALN445 only)  
PMS (Pendant mount with 48" / 1200mm stem and canopy with weight for ALN445 only)  
PMC (Pendant kit includes canopy and 48" / 1200mm of brass chain painted the fixture color, for ALN445 only)  
PTA (Post top adapter for a 4 1/8" O.D. pole)

**7. CONTROL**  
PCA-C (Contemporary photocell adapter, not for Wall Mount)  
PCA-T (Traditional photocell adapter, not for Wall Mount)  
SCP (Sensor Control Programmable pole accessory is available to provide occupancy detection for outdoor applications meeting California Title 24, for complete spec sheet and ordering information, visit [www.aal.net/products/sensor\\_control\\_programmable](http://www.aal.net/products/sensor_control_programmable))

**8. MOUNTING**  
WALL MOUNT  
WMA11 WMA11L WMA13 WMA13L WMA15 WMA15L WMA17 WMA17L WMA19 WMA19L WMA21 WMA21L WMA23 WMA23L WMA25 WMA25L WMA27 WMA27L WMA29 WMA29L WMA31 WMA31L WMA33 WMA33L WMA35 WMA35L WMA37 WMA37L WMA39 WMA39L W